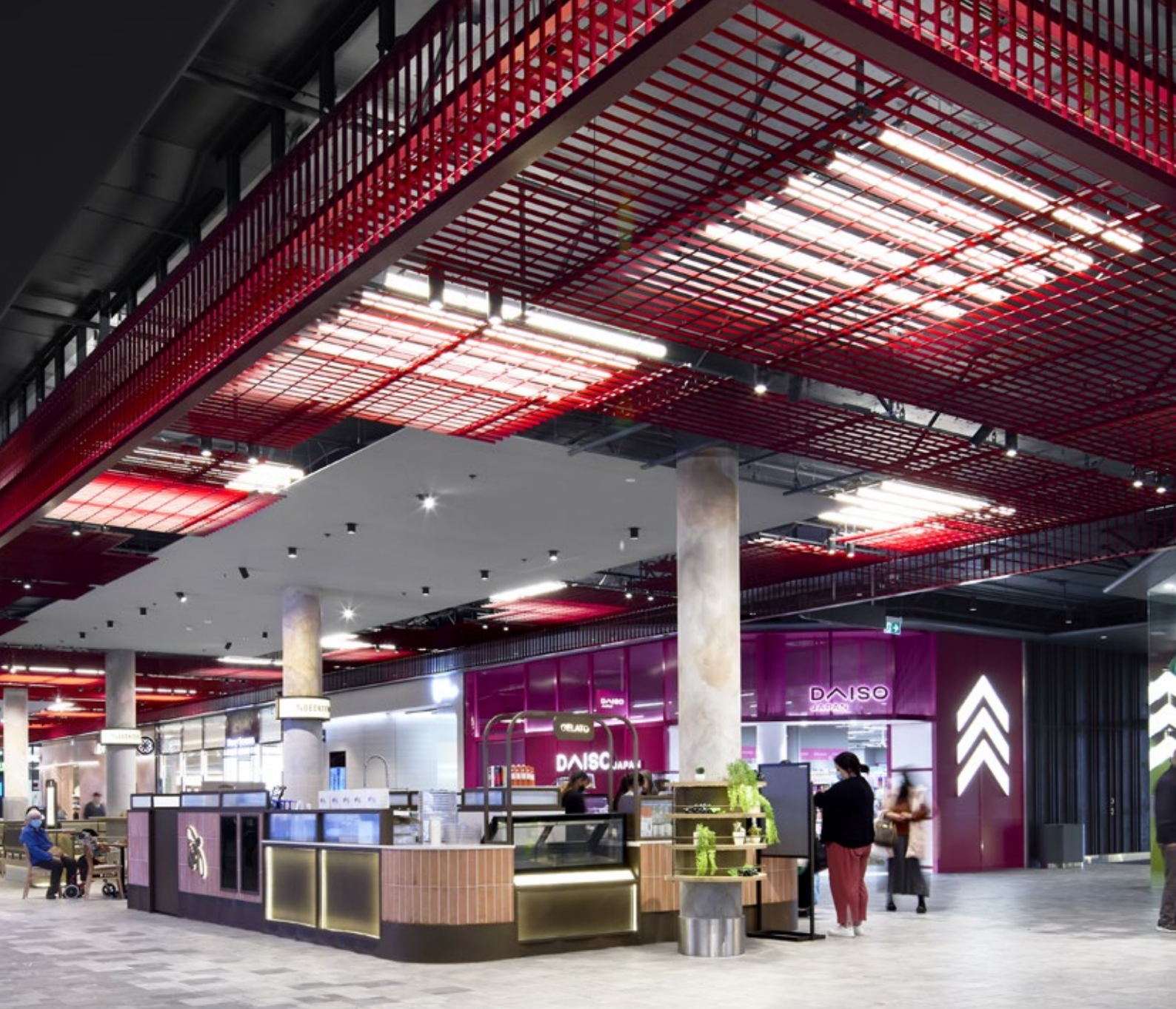




VICINITY
CENTRES



DIRECT PORTFOLIO PROPERTY BOOK
DECEMBER 2022



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

AUTHORISATION

Mr Peter Huddle, Chief Executive Officer and Managing Director, has authorised that this document be given to ASX.

DISCLAIMER

This document includes information regarding the past performance of Vicinity Centres' property portfolio. Past performance of the property portfolio should not be relied upon as being indicative of future performance. It is information in a summary form and does not purport to be complete. It is to be read in conjunction with the December 2022 Financial Report lodged with the Australian Securities Exchange on 15 February 2023.

This document contains forward-looking statements, including statements, indications and guidance regarding future performance. The forward-looking statements are based on information available to Vicinity Centres as at the date of this document (15 February 2023). These forward-looking statements are not guarantees or predictions of future results or performance expressed or implied by the forward-looking statements and involve known and unknown risks, uncertainties, assumptions and other factors, many of which are beyond the control of Vicinity Centres. The actual results of Vicinity Centres may differ materially from those expressed or implied by these forward-looking statements, and you should not place undue reliance on such forward-looking statements. Except as required by law or regulation (including the ASX Listing Rules), we do not undertake to update these forward-looking statements.



ABOUT VICINITY CENTRES

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

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

A top-100 entity on the Australian Securities Exchange, Vicinity has 60¹ assets under management around Australia, valued at \$23.7 billion across 2.5 million sqm of gross lettable area.

Vicinity's directly-owned portfolio (Direct Portfolio) of 59 shopping centres is valued² at \$14.6 billion, just over half of which comprises Vicinity's Flagship portfolio, which includes Chadstone, Australia's pre-eminent retail and mixed-use destination, seven premium CBD centres located across Australia's three largest cities, and Australia's leading outlet centre portfolio.

Vicinity continues to progress implementation of energy, water and waste reduction programs to improve the environmental efficiency of our shopping centres, as we work towards meeting our Net Zero Carbon by 2030 target³. Vicinity was again named Oceania Sector Leader and #3 globally in the Listed Retail Shopping Centre category by Global Real Estate Sustainability Benchmark⁴, and ranked #8 most sustainable real estate company globally in the Dow Jones Sustainability Index (DJSI). Vicinity has a 4.6 Star⁵ Portfolio NABERS Energy rating and a 4 Star Green Star Performance Portfolio Rating.

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Cover image: The Galleries, NSW

This page: Box Hill Central South, VIC



Published 2022
Sustainability
Report



Published 2022
Modern Slavery
Statement

1. Includes Midland Gate, WA, which Vicinity manages on behalf of fund management clients.
2. Reflects ownership share in investment properties and equity-accounted investments.
3. Across common mall areas of Vicinity's wholly-owned retail assets.
4. GRESB includes listed and unlisted funds.
5. NABERS Sustainable Portfolio Index 2022, based on Vicinity's ownership interest and 2021 rating as at December 2021 with 100% of rateable portfolio coverage.

#8 GLOBALLY

OF REAL ESTATE COMPANIES IN DJSI

SECTOR LEADER

OCEANIA LISTED RETAIL SHOPPING CENTRE BY GRESB

NET ZERO

CARBON BY 2030 TARGET¹

\$300M GREEN BOND

INAUGURAL GREEN BOND ISSUED IN FY22



NABERS ENERGY RATING

4.6 STAR



GREEN STAR PERFORMANCE PORTFOLIO RATING

4 STAR

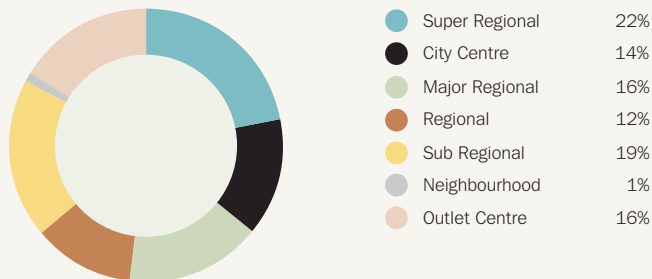
1. Across common mall areas of Vicinity's wholly-owned retail assets.

DIRECT PORTFOLIO

Key statistics by centre type

	Total portfolio	Chadstone	Premium CBDs	Outlet Centres ²	Core
Number of retail assets	59	1	7	8	43
Gross lettable area (000's) (sqm)	2,435	237	222	286	1,689
Total value ³ (\$m)	14,590	3,250	2,012	2,303	7,025
Portfolio weighting by value (%)	100	22	14	16	48
Capitalisation rate (weighted average) (%)	5.33	3.75	4.94	5.54	6.12
Occupancy rate (%)	98.6	99.5	97.0	98.5	98.7

Composition by centre type⁴



Note: Totals may not sum due to rounding.

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

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

4. Expressed by ownership value.

DIRECT PORTFOLIO¹

SHOPPING CENTRES

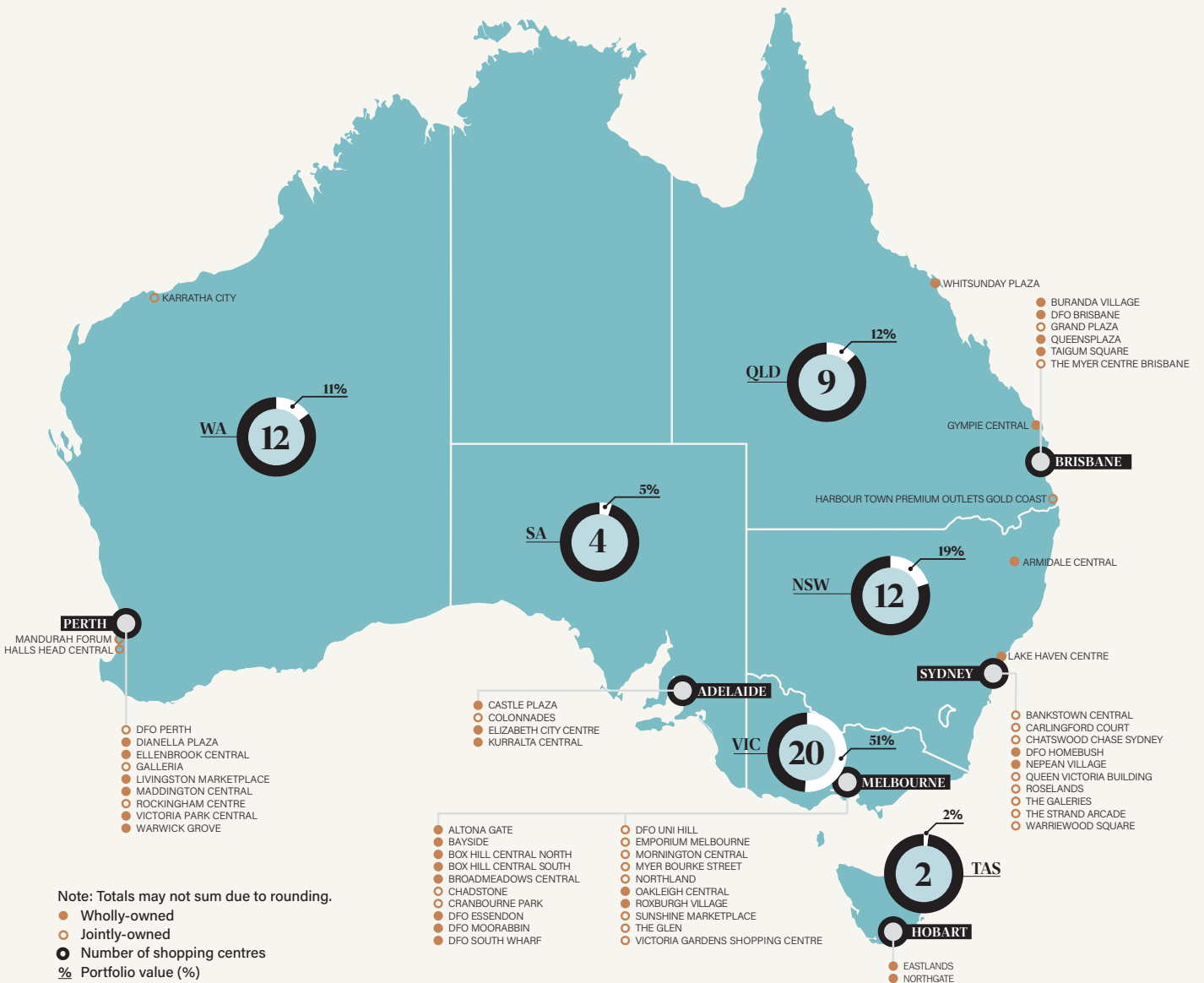
59

TOTAL VALUE²

\$14.6
billion

GROSS LETTABLE AREA

2.4
million sqm



Note: Totals may not sum due to rounding.

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

1. Vicinity's directly-owned portfolio (Direct Portfolio).
2. Reflects ownership share in investment properties and equity-accounted investments.

ASSET SUMMARIES

	Centre type	Ownership interest (%)	Valuation ¹ (\$m)	Capitalisation rate (%)	Discount rate (%)	Gross lettable area (GLA) (sqm)	Occupancy rate by GLA (%)	Moving annual turnover (MAT) (\$m)	MAT/sqm Total (\$)	MAT/sqm Specialty (\$)	Specialty occupancy costs ² (%)	Page number
New South Wales												
Armidale Central ³	Sub Regional	100	43.4	6.75	7.00	14,743	98.2	n.a.	n.a.	n.a.	n.a.	11
Bankstown Central ³	Major Regional	50	277.0	5.75	6.50	86,555	n.a.	n.a.	n.a.	n.a.	n.a.	12
Carlingford Court	Sub Regional	50	106.3	5.50	6.50	33,296	98.6	208.6	7,138	10,964	16.7	13
Chatswood Chase Sydney ³	Major Regional	51	392.7	5.00	6.25	64,404	n.a.	n.a.	n.a.	n.a.	n.a.	14
DFO Homebush	Outlet Centre	100	690.0	5.00	6.25	28,224	100.0	411.2	14,756	16,018	12.4	15
Lake Haven Centre	Sub Regional	100	290.0	6.25	7.00	43,222	99.5	325.9	9,481	11,120	11.9	16
Nepean Village	Sub Regional	100	206.0	5.50	6.50	23,046	99.6	262.7	11,664	12,807	13.0	17
Queen Victoria Building	City Centre	50	279.0	5.00	6.25	14,242	97.7	219.0	18,155	20,622	26.2	18
Roselands	Major Regional	50	155.5	6.00	6.75	63,625	99.2	371.9	6,164	8,740	15.7	19
The Galleries	City Centre	50	156.0	5.00	6.25	14,989	99.6	174.3	12,004	18,191	19.4	20
The Strand Arcade	City Centre	50	111.8	4.75	6.00	5,580	99.7	127.6	29,472	26,653	16.5	21
Warriewood Square	Sub Regional	50	132.5	5.75	6.50	30,382	98.2	237.0	8,423	8,989	17.5	22
Queensland												
Buranda Village	Sub Regional	100	42.5	5.75	6.25	11,546	100.0	76.7	7,669	10,039	12.8	25
DFO Brisbane	Outlet Centre	100	72.0	7.25	7.50	26,019	100.0	276.4	11,094	11,262	10.4	26
Grand Plaza	Regional	50	206.0	5.50	6.50	53,347	99.5	429.7	8,535	12,166	13.3	27
Gympie Central	Sub Regional	100	80.0	6.75	7.25	14,142	99.5	150.2	11,114	12,557	9.5	28
Harbour Town Premium Outlets Gold Coast	Outlet Centre	50	379.9	5.00	6.50	55,718	99.4	539.0	10,236	11,733	11.8	29
QueensPlaza	City Centre	100	700.0	4.75	6.25	39,184	94.9	382.2	11,183	31,345	10.7	30
Taigum Square	Sub Regional	100	100.0	6.50	7.25	23,023	98.8	122.7	7,022	7,688	11.6	31
The Myer Centre Brisbane ³	City Centre	25	100.0	5.75	6.75	63,059	n.a.	n.a.	n.a.	n.a.	n.a.	32
Whitsunday Plaza	Sub Regional	100	62.0	7.00	7.50	22,345	100.0	157.2	8,403	14,441	6.8	33

¹ Valuation reflects Vicinity's ownership interest.

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

³ Non-comparable.

ASSET SUMMARIES

	Centre type	Ownership interest (%)	Valuation ¹ (\$m)	Capitalisation rate (%)	Discount rate (%)	Gross lettable area (GLA) (sqm)	Occupancy rate by GLA (%)	Moving annual turnover (MAT) (\$m)	MAT/sqm Total (\$)	MAT/sqm Specialty (\$)	Specialty occupancy costs ² (%)	Page number
South Australia												
Castle Plaza	Sub Regional	100	168.7	6.75	7.50	22,880	98.3	160.5	7,644	8,651	14.8	36
Colonnades	Regional	50	136.0	7.00	7.75	86,289	98.6	405.6	7,438	8,057	12.5	37
Elizabeth City Centre	Regional	100	326.5	7.25	7.75	80,430	99.9	408.1	6,668	8,967	12.7	38
Kurralta Central	Sub Regional	100	56.9	5.25	6.25	10,675	100.0	95.9	9,136	11,606	12.6	39
Tasmania												
Eastlands	Regional	100	182.5	6.50	7.00	33,565	100.0	306.3	9,350	9,615	11.5	42
Northgate ³	Sub Regional	100	104.0	6.75	7.25	17,477	99.5	n.a.	n.a.	n.a.	n.a.	43
Victoria												
Altona Gate	Sub Regional	100	112.0	6.00	6.75	26,408	98.9	139.0	5,865	6,669	14.5	46
Bayside	Major Regional	100	435.3	6.25	6.75	89,821	99.2	452.0	5,651	8,779	14.8	47
Box Hill Central North ³	Sub Regional	100	122.0	n.a.	n.a.	14,639	n.a.	n.a.	n.a.	n.a.	n.a.	48
Box Hill Central South ³	Sub Regional	100	273.5	5.75	6.25	24,748	n.a.	n.a.	n.a.	n.a.	n.a.	49
Broadmeadows Central	Regional	100	276.7	6.75	7.25	60,861	98.3	328.1	6,413	7,695	14.7	50
Chadstone ⁴	Super Regional	50	3,250.0	3.75	6.00	237,441	99.5	2,673.8	15,698	26,859	13.7	51
Cranbourne Park	Regional	50	142.9	6.00	6.75	46,432	99.5	286.1	7,011	10,257	13.8	52
DFO Essendon ⁵	Outlet Centre	100	183.0	6.50	7.25	52,537	99.8	316.3	12,416	11,723	11.6	53
DFO Moorabbin	Outlet Centre	100	101.0	8.00	8.50	24,539	98.4	185.8	8,245	8,325	12.0	54
DFO South Wharf ⁵	Outlet Centre	100	675.0	5.50	6.75	55,846	96.3	414.8	12,137	11,179	12.2	55
DFO Uni Hill	Outlet Centre	50	80.3	6.00	7.00	19,698	100.0	147.4	7,864	8,276	8.6	56
Emporium Melbourne	City Centre	50	530.0	4.75	6.25	45,061	94.8	369.5	11,905	12,140	22.7	57
Mornington Central ³	Sub Regional	50	47.6	5.50	6.00	11,452	100.0	n.a.	n.a.	n.a.	n.a.	58
Myer Bourke Street	City Centre	33	135.0	6.00	6.25	39,924	100.0	n.a.	n.a.	n.a.	n.a.	59
Northland	Major Regional	50	400.0	5.50	6.50	97,634	99.6	609.2	6,776	10,584	14.6	60
Oakleigh Central	Neighbourhood	100	91.0	5.25	6.25	14,204	99.4	148.0	11,229	7,866	12.8	61
Roxburgh Village ³	Sub Regional	100	114.2	6.75	7.25	28,678	99.7	n.a.	n.a.	n.a.	n.a.	62
Sunshine Marketplace	Sub Regional	50	67.5	6.00	6.50	34,165	98.6	151.4	5,027	7,938	14.8	63
The Glen	Major Regional	50	305.0	5.75	7.00	76,679	98.7	487.7	7,810	8,607	17.9	64
Victoria Gardens Shopping Centre	Sub Regional	50	155.0	5.75	6.50	38,010	99.5	225.2	7,860	12,059	12.3	65

1 Valuation reflects Vicinity's ownership interest.

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

3 Non-comparable.

4 Excludes luxury retailers.

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

ASSET SUMMARIES

	Centre type	Ownership interest (%)	Valuation ¹ (\$m)	Capitalisation rate (%)	Discount rate (%)	Gross lettable area (GLA) (sqm)	Occupancy rate by GLA (%)	Moving annual turnover (MAT) (\$m)	MAT/sqm Total (\$)	MAT/sqm Specialty (\$)	Specialty occupancy costs ² (%)	Page number
Western Australia												
DFO Perth	Outlet Centre	50	122.0	5.75	7.00	23,695	99.0	169.8	7,529	7,526	12.4	68
Dianella Plaza	Neighbourhood	100	73.0	6.50	7.00	17,145	94.4	118.6	8,226	7,313	12.4	69
Ellenbrook Central	Regional	100	264.0	6.00	7.25	47,316	98.9	300.8	7,394	10,005	10.8	70
Galleria ³	Major Regional	50	205.0	6.25	6.75	75,275	n.a.	n.a.	n.a.	n.a.	n.a.	71
Halls Head Central	Sub Regional	50	39.0	6.75	7.25	19,380	93.5	143.7	8,298	8,996	9.7	72
Karratha City	Sub Regional	50	49.7	7.75	8.25	22,929	98.4	230.8	10,802	11,170	9.0	73
Livingston Marketplace	Sub Regional	100	84.5	6.00	7.00	15,601	100.0	138.4	9,793	11,237	10.3	74
Maddington Central	Sub Regional	100	97.0	7.25	7.75	27,884	96.5	203.3	8,300	8,692	11.1	75
Mandurah Forum	Major Regional	50	210.0	6.50	7.25	66,207	96.7	444.4	7,279	8,745	16.0	76
Rockingham Centre	Regional	50	200.0	6.25	7.25	60,850	96.7	459.3	8,610	10,157	12.8	77
Victoria Park Central	Neighbourhood	100	27.0	5.50	6.25	5,772	97.9	57.3	11,040	8,156	10.7	78
Warwick Grove	Sub Regional	100	165.0	6.75	7.50	32,101	99.3	245.6	8,382	8,712	12.6	79

¹ Valuation reflects Vicinity's ownership interest.

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

³ Non-comparable.



ARMIDALE CENTRAL ●

LAKE HAVEN CENTRE ●

SYDNEY ○

WARRIEWOOD SQUARE ○

● NEPEAN VILLAGE

○ CARLINGFORD COURT

○ CHATSWOOD CHASE SYDNEY

● DFO HOMEBUSH

○ QUEEN VICTORIA BUILDING
○ THE STRAND ARCADE
○ THE GALERIES

○ BANKSTOWN CENTRAL

○ ROSELANDS

NEW SOUTH WALES



- Wholly-owned
- Jointly-owned



Bankstown Central, NSW

NEW SOUTH WALES

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ARMIDALE CENTRAL

Analwan Country

225 Beardy Street, Armidale NSW 2350

armidalecentral.com.au

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

Property overview

State	NSW
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2007
Centre first opened	2007
Latest redevelopment	n.a.
Valuation External/Internal	Internal
Valuation (\$m) ¹	43.4
Valuation date	Dec-22
Capitalisation rate (%)	6.75
Discount rate (%)	7.00

¹ Expressed on 100% basis.

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

³ Non-comparable.

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

⁵ Includes holdovers.

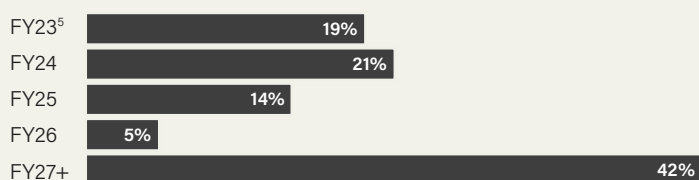
Property metrics

Gross lettable area (GLA) (sqm)	14,743
Number of tenants	33
Total Trade Area (000's)	61
Major tenants ²	Kmart, Woolworths
Car spaces	613
Moving Annual Turnover (MAT) (\$m) ³	n.a.
MAT/sqm – Total (\$) ³	n.a.
MAT/sqm – Specialty (\$) ³	n.a.
Specialty occupancy cost (%) ^{3,4}	n.a.
Occupancy rate by GLA (%) ³	98.2
Weighted average lease expiry by GLA (years)	4.0
Green Star Performance	3 Star
NABERS Energy rating	0 Star
NABERS Water rating	6 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





BANKSTOWN CENTRAL

Cabrogal Country

North Terrace, Bankstown NSW 2200

bankstowncentral.com.au

Bankstown Central is a three level Major Regional shopping centre located approximately 24 kilometres south-west of the Sydney CBD, lying within the area covered by the Sydenham to Bankstown Urban Renewal Corridor. It is anchored by Myer, Big W, Kmart and Woolworths and includes more than 180 specialty stores. The centre recently completed refurbishment works which included relocating the bus terminal, reconfiguring the tenancies to make way for a new Coles which anchors the 'Grand Market' fresh food precinct, and a number of new tenants, including Uniqlo, Services Australia, Glue Store and a flagship Foot Locker store.

Property overview

State	NSW
Centre type	Major Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Private investor – 50
Date acquired	2003
Centre first opened	1966
Latest redevelopment	2008
Valuation External/Internal	External
Valuation (\$m) ¹	554.0
Valuation date	Dec-22
Capitalisation rate (%)	5.75
Discount rate (%)	6.50

¹ Expressed on 100% basis.

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

³ Non-comparable.

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

⁵ Includes holdovers.

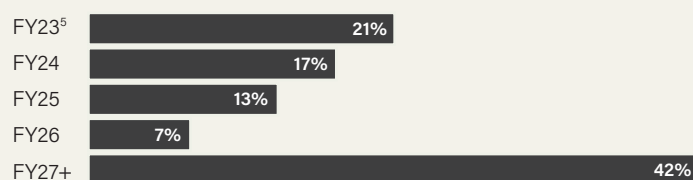
Property metrics

Gross lettable area (GLA) (sqm)	86,555
Number of tenants	229
Total Trade Area (000's)	510
Major tenants ²	Big W, Coles, Kmart, Myer, Woolworths
Car spaces	3,174
Moving Annual Turnover (MAT) (\$m) ³	n.a.
MAT/sqm – Total (\$) ³	n.a.
MAT/sqm – Specialty (\$) ³	n.a.
Specialty occupancy cost (%) ^{3,4}	n.a.
Occupancy rate by GLA (%) ³	n.a.
Weighted average lease expiry by GLA (years)	3.1
Green Star Performance	4 Star
NABERS Energy rating	4.5 Star
NABERS Water rating	3 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





CARLINGFORD COURT

Gadigal Country

Corner Pennant Hills and Carlingford Roads, Carlingford NSW 2118

carlingfordcourt.com.au

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

Property overview

State	NSW
Centre type	Sub Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Private investor – 50
Date acquired	2013
Centre first opened	1965
Latest redevelopment	2007
Valuation External/Internal	External
Valuation (\$m) ¹	212.5
Valuation date	Dec-22
Capitalisation rate (%)	5.50
Discount rate (%)	6.50

¹ Expressed on 100% basis.

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

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

⁴ Includes holdovers.

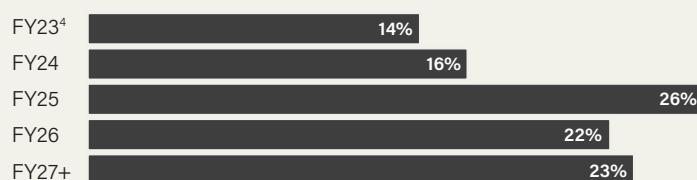
Property metrics

Gross lettable area (GLA) (sqm)	33,296
Number of tenants	96
Total Trade Area (000's)	171
Major tenants ²	Coles, Target, Woolworths
Car spaces	1,472
Moving Annual Turnover (MAT) (\$m)	208.6
MAT/sqm – Total (\$)	7,138
MAT/sqm – Specialty (\$)	10,964
Specialty occupancy cost (%) ³	16.7
Occupancy rate by GLA (%)	98.6
Weighted average lease expiry by GLA (years)	3.8
Green Star Performance	4 Star
NABERS Energy rating	4 Star
NABERS Water rating	4 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





CHATSWOOD CHASE SYDNEY

Cammeraygal Country

345 Victoria Avenue, Chatswood NSW 2067

chatswoodchasesydney.com.au

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 specialty stores. Chatswood Chase Sydney features iconic international and Australian brands such as Aje., Apple, Coach, Hugo Boss, Incu, lululemon, maje, Max & Co, MECCA, Nespresso, Polo Ralph Lauren, Pottery Barn, Sandro, Scanlan Theodore, Tommy Hilfiger, West Elm, Williams-Sonoma and Zimmermann.

Property overview

State	NSW
Centre type	Major Regional
Ownership interest (%)	Vicinity Centres - 51
Co-owner (%)	GIC - 49
Date acquired*	2003
Centre first opened	1980
Latest redevelopment	2009
Valuation External/Internal	Internal
Valuation (\$m) ¹	770.0
Valuation date	Dec-22
Capitalisation rate (%)	5.00
Discount rate (%)	6.25

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

¹ Expressed on 100% basis.

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

³ Non-comparable.

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

⁵ Includes holdovers.

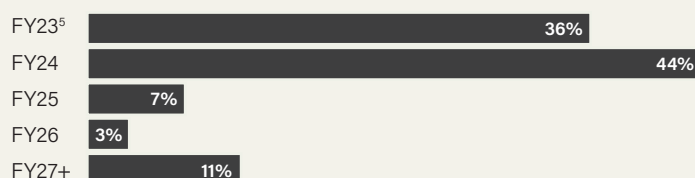
Property metrics

Gross lettable area (GLA) (sqm)	64,404
Number of tenants	160
Total Trade Area (000's)	450
Major tenants ²	Coles, David Jones, Kmart
Car spaces	2,434
Moving Annual Turnover (MAT) (\$m) ³	n.a.
MAT/sqm - Total (\$) ³	n.a.
MAT/sqm - Specialty (\$) ³	n.a.
Specialty occupancy cost (%) ^{3,4}	n.a.
Occupancy rate by GLA (%) ³	n.a.
Weighted average lease expiry by GLA (years)	2.9
Green Star Performance	4 Star
NABERS Energy rating	4.5 Star
NABERS Water rating	3 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





DFO HOMEBUSH

Wangal Country

3-5 Underwood Road, Homebush NSW 2140

homebush.dfo.com.au

DFO Homebush is a two level Outlet Centre located approximately 15 kilometres west of the Sydney CBD. The Centre is home to more than 105 outlet retailers with a unique Premium Outlet Mall, housing high-end luxury fashion retailers including Burberry, 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.

Property overview

State	NSW
Centre type	Outlet Centre
Ownership interest (%)	100
Date acquired	2010
Centre first opened	2002
Latest redevelopment	2014
Valuation External/Internal	External
Valuation (\$m) ¹	690.0
Valuation date	Dec-22
Capitalisation rate (%)	5.00
Discount rate (%)	6.25

¹ Expressed on 100% basis.

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

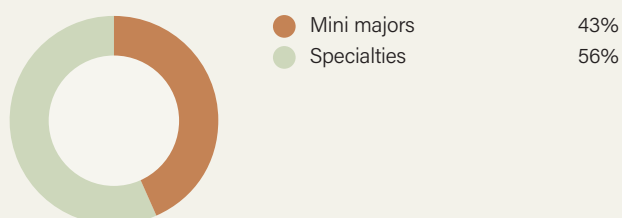
³ Inclusive of marketing levy and based on GST inclusive sales.

⁴ Includes holdovers.

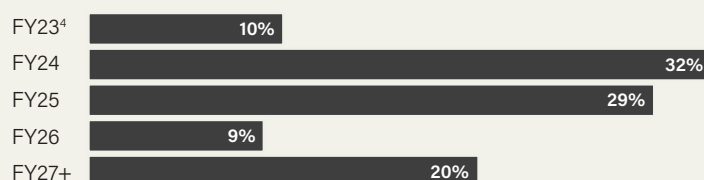
Property metrics

Gross lettable area (GLA) (sqm)	28,224
Number of tenants	125
Total Trade Area (000's)	3,195
Major tenants ²	-
Car spaces	2,020
Moving Annual Turnover (MAT) (\$m)	411.2
MAT/sqm - Total (\$)	14,756
MAT/sqm - Specialty (\$)	16,018
Specialty occupancy cost (%) ³	12.4
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	1.8
Green Star Performance	4 Star
NABERS Energy rating	5 Star
NABERS Water rating	5 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





LAKE HAVEN CENTRE

Darkinjung Country

Corner Lake Haven Drive and Goobarabah Avenue, Lake Haven NSW 2263

lakehavencentre.com.au

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

Property overview

State	NSW
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	1997
Centre first opened	1986
Latest redevelopment	2009
Valuation External/Internal	External
Valuation (\$m) ¹	290.0
Valuation date	Dec-22
Capitalisation rate (%)	6.25
Discount rate (%)	7.00

¹ Expressed on 100% basis.

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

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

⁴ Includes holdovers.

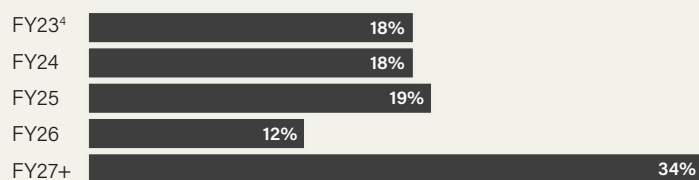
Property metrics

Gross lettable area (GLA) (sqm)	43,222
Number of tenants	125
Total Trade Area (000's)	106
Major tenants ²	ALDI, Coles, Kmart, Woolworths
Car spaces	1,660
Moving Annual Turnover (MAT) (\$m)	325.9
MAT/sqm – Total (\$)	9,481
MAT/sqm – Specialty (\$)	11,120
Specialty occupancy cost (%) ³	11.9
Occupancy rate by GLA (%)	99.5
Weighted average lease expiry by GLA (years)	3.9
Green Star Performance	4 Star
NABERS Energy rating	5 Star
NABERS Water rating	4.5 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





NEPEAN VILLAGE

Darug Country

Corner Station and Woodriff Streets, Penrith NSW 2750

nepeanvillage.com.au

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

Property overview

State	NSW
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2003
Centre first opened	1984
Latest redevelopment	1999
Valuation External/Internal	External
Valuation (\$m) ¹	206.0
Valuation date	Dec-22
Capitalisation rate (%)	5.50
Discount rate (%)	6.50

1 Expressed on 100% basis.

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

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

4 Includes holdovers.

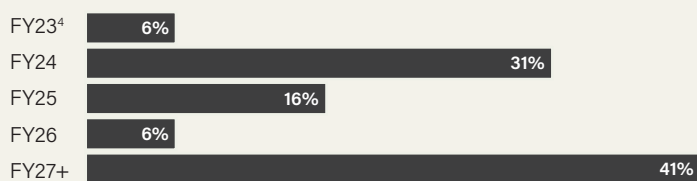
Property metrics

Gross lettable area (GLA) (sqm)	23,046
Number of tenants	69
Total Trade Area (000's)	167
Major tenants ²	Coles, Kmart
Car spaces	861
Moving Annual Turnover (MAT) (\$m)	262.7
MAT/sqm - Total (\$)	11,664
MAT/sqm - Specialty (\$)	12,807
Specialty occupancy cost (%) ³	13.0
Occupancy rate by GLA (%)	99.6
Weighted average lease expiry by GLA (years)	5.3
Green Star Performance	3 Star
NABERS Energy rating	4.5 Star
NABERS Water rating	2.5 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





QUEEN VICTORIA BUILDING

Gadigal Country

455 George Street, Sydney NSW 2000

qvb.com.au

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

Property overview

State	NSW
Centre type	City Centre
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Link REIT – 50
Date acquired	2018
Centre first opened	1898
Latest redevelopment	2008
Valuation External/Internal	External
Valuation (\$m) ¹	558.0
Valuation date	Dec-22
Capitalisation rate (%)	5.00
Discount rate (%)	6.25

1 Expressed on 100% basis.

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

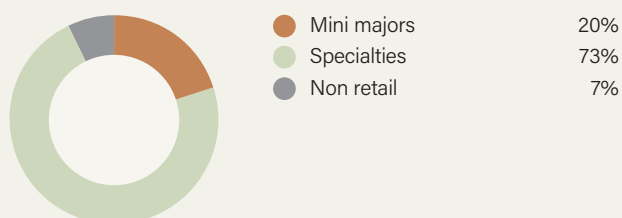
3 Inclusive of marketing levy and based on GST inclusive sales.

4 Includes holdovers.

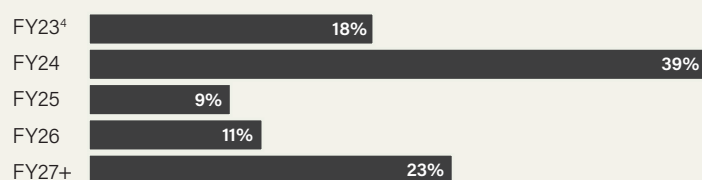
Property metrics

Gross lettable area (GLA) (sqm)	14,242
Number of tenants	155
Total Trade Area (000's)	2,642
Major tenants ²	-
Car spaces	669
Moving Annual Turnover (MAT) (\$m)	219.0
MAT/sqm – Total (\$)	18,155
MAT/sqm – Specialty (\$)	20,622
Specialty occupancy cost (%) ³	26.2
Occupancy rate by GLA (%)	97.7
Weighted average lease expiry by GLA (years)	2.1
Green Star Performance	3 Star
NABERS Energy rating	n.a.
NABERS Water rating	n.a.

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





ROSELANDS

Darug Country

24 Roseland Avenue, Roselands NSW 2196

roselands.com.au

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

Property overview

State	NSW
Centre type	Major Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Private investor – 50
Date acquired	1998
Centre first opened	1965
Latest redevelopment	2019
Valuation External/Internal	External
Valuation (\$m) ¹	310.9
Valuation date	Dec-22
Capitalisation rate (%)	6.00
Discount rate (%)	6.75

1 Expressed on 100% basis.

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

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

4 Includes holdovers.

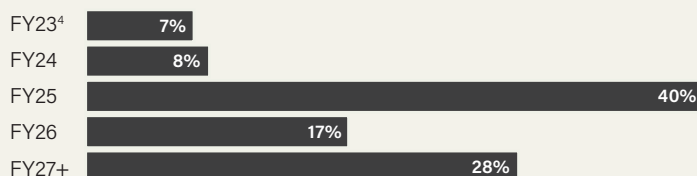
Property metrics

Gross lettable area (GLA) (sqm)	63,625
Number of tenants	141
Total Trade Area (000's)	463
Major tenants ²	ALDI, Coles, Kmart, Myer, Woolworths
Car spaces	3,187
Moving Annual Turnover (MAT) (\$m)	371.9
MAT/sqm – Total (\$)	6,164
MAT/sqm – Specialty (\$)	8,740
Specialty occupancy cost (%) ³	15.7
Occupancy rate by GLA (%)	99.2
Weighted average lease expiry by GLA (years)	4.9
Green Star Performance	3 Star
NABERS Energy rating	4.5 Star
NABERS Water rating	2 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





THE GALERIES

Gadigal Country

500 George Street, Sydney NSW 2000

thegaleries.com

The Galleries is a four level City Centre located in the heart of Sydney's CBD. The Galleries is a lifestyle and cultural destination for fashion, art and dining. Featuring The Grounds of the City, Gram Café & Pancakes, Lotus, Arthouse Hotel, Books Kinokuniya, MUJI, JB Hi-Fi, Incu, Carhartt, Vans and more than 60 specialty stores, including the first global P.E Nation flagship store.

Property overview

State	NSW
Centre type	City Centre
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Link REIT – 50
Date acquired	2018
Centre first opened	2000
Latest redevelopment	n.a.
Valuation External/Internal	Internal
Valuation (\$m) ¹	312.0
Valuation date	Dec-22
Capitalisation rate (%)	5.00
Discount rate (%)	6.25

1 Expressed on 100% basis.

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

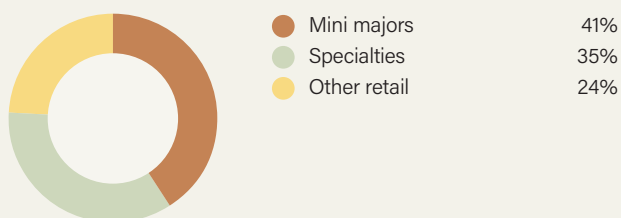
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4 Includes holdovers.

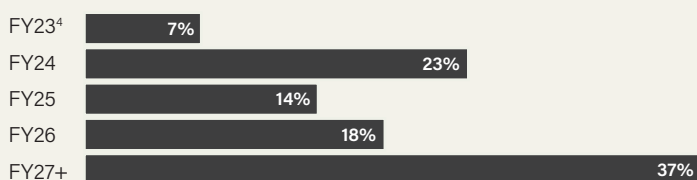
Property metrics

Gross lettable area (GLA) (sqm)	14,989
Number of tenants	70
Total Trade Area (000's)	2,230
Major tenants ²	-
Car spaces	-
Moving Annual Turnover (MAT) (\$m)	174.3
MAT/sqm – Total (\$)	12,004
MAT/sqm – Specialty (\$)	18,191
Specialty occupancy cost (%) ³	19.4
Occupancy rate by GLA (%)	99.6
Weighted average lease expiry by GLA (years)	4.0
Green Star Performance	3 Star
NABERS Energy rating	n.a.
NABERS Water rating	n.a.

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





THE STRAND ARCADE

Gadigal Country

412-414 George Street, Sydney NSW 2000

strandarcade.com.au

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

Property overview

State	NSW
Centre type	City Centre
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Link REIT – 50
Date acquired	2018
Centre first opened	1891
Latest redevelopment	1997
Valuation External/Internal	Internal
Valuation (\$m) ¹	223.5
Valuation date	Dec-22
Capitalisation rate (%)	4.75
Discount rate (%)	6.00

1 Expressed on 100% basis.

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

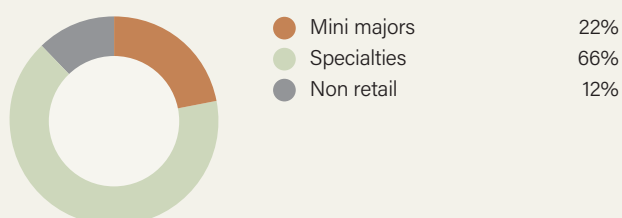
3 Inclusive of marketing levy and based on GST inclusive sales.

4 Includes holdovers.

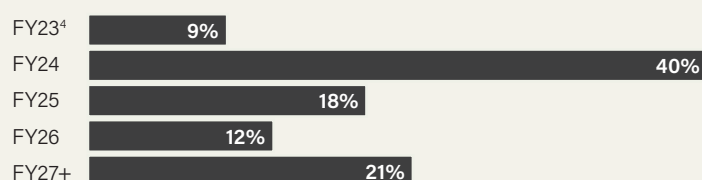
Property metrics

Gross lettable area (GLA) (sqm)	5,580
Number of tenants	79
Total Trade Area (000's)	1,292
Major tenants ²	-
Car spaces	-
Moving Annual Turnover (MAT) (\$m)	127.6
MAT/sqm – Total (\$)	29,472
MAT/sqm – Specialty (\$)	26,653
Specialty occupancy cost (%) ³	16.5
Occupancy rate by GLA (%)	99.7
Weighted average lease expiry by GLA (years)	2.1
Green Star Performance	4 Star
NABERS Energy rating	n.a.
NABERS Water rating	n.a.

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





WARRIWOOD SQUARE

Ku-ring-gai Country

12 Jacksons Road, Warriewood NSW 2102

warrioodsquare.com.au

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

Property overview

State	NSW
Centre type	Sub Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	ISPT Core Fund – 50
Date acquired	1996
Centre first opened	1980
Latest redevelopment	2016
Valuation External/Internal	Internal
Valuation (\$m) ¹	265.0
Valuation date	Dec-22
Capitalisation rate (%)	5.75
Discount rate (%)	6.50

1 Expressed on 100% basis.

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

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

4 Includes holdovers.

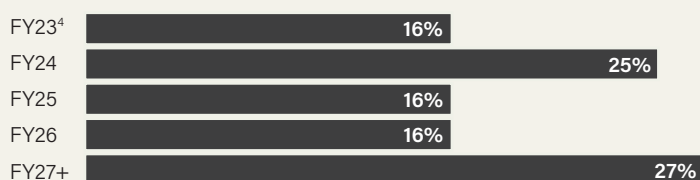
Property metrics

Gross lettable area (GLA) (sqm)	30,382
Number of tenants	108
Total Trade Area (000's)	96
Major tenants ²	ALDI, Coles, Kmart, Woolworths
Car spaces	1,450
Moving Annual Turnover (MAT) (\$m)	2370
MAT/sqm – Total (\$)	8,423
MAT/sqm – Specialty (\$)	8,989
Specialty occupancy cost (%) ³	17.5
Occupancy rate by GLA (%)	98.2
Weighted average lease expiry by GLA (years)	6.8
Green Star Performance	4 Star
NABERS Energy rating	5 Star
NABERS Water rating	4 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income



QUEENSLAND



- Wholly-owned
- Jointly-owned



WHITSUNDAY PLAZA ●

GYMPIE CENTRAL ●

BRISBANE ○

HARBOUR TOWN PREMIUM OUTLETS GOLD COAST ○



Harbour Town Premium Outlets Gold Coast, QLD

QUEENSLAND

Buranda Village	25
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Gympie Central	28
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The Myer Centre Brisbane	32
Whitsunday Plaza	33



BURANDA VILLAGE

Coorparoo Country

Corner Ipswich Road and Cornwall Street, Buranda QLD 4102

burandavillage.com.au

Buranda Village is a single level Sub Regional shopping centre located approximately 5 kilometres south of the Brisbane CBD. It is anchored by Target and Woolworths and includes more than 20 specialty stores. Approval has been received for a city-shaping development that will transform Buranda Village into a modern, mixed-use precinct for the local community to live, work, shop and play. Construction is expected to commence in early 2024.

Property overview

State	QLD
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2000
Centre first opened	1978
Latest redevelopment	2005
Valuation External/Internal	Internal
Valuation (\$m) ¹	42.5
Valuation date	Dec-22
Capitalisation rate (%)	5.75
Discount rate (%)	6.25

¹ Expressed on 100% basis.

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

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

⁴ Includes holdovers.

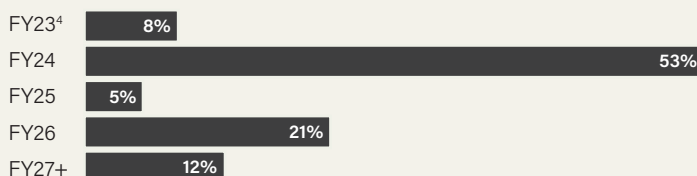
Property metrics

Gross lettable area (GLA) (sqm)	11,546
Number of tenants	33
Total Trade Area (000's)	141
Major tenants ²	Target, Woolworths
Car spaces	520
Moving Annual Turnover (MAT) (\$m)	76.7
MAT/sqm – Total (\$)	7,669
MAT/sqm – Specialty (\$)	10,039
Specialty occupancy cost (%) ³	12.8
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	4.1
Green Star Performance	3 Star
NABERS Energy rating	3 Star
NABERS Water rating	4 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





DFO BRISBANE

Daki Yakka Country

18th Avenue, Brisbane Airport QLD 4008

brisbane.dfo.com.au

DFO Brisbane is a single level Outlet Centre located approximately 13 kilometres north-east of the Brisbane CBD and 10 minutes from Brisbane Airport. The centre comprises more than 130 outlet retailers and includes Nike, Calvin Klein, Furla, Polo Ralph Lauren and Tommy Hilfiger.

Property overview

State	QLD
Centre type	Outlet Centre
Ownership interest (%)	100
Date acquired	2016
Centre first opened	2005
Latest redevelopment	2015
Valuation External/Internal	Internal
Valuation (\$m) ¹	72.0
Valuation date	Dec-22
Capitalisation rate (%)	7.25
Discount rate (%)	7.50

1 Expressed on 100% basis.

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

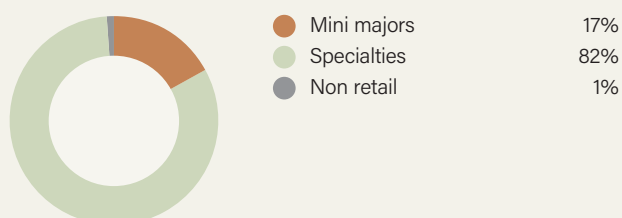
3 Inclusive of marketing levy and based on GST inclusive sales.

4 Includes holdovers.

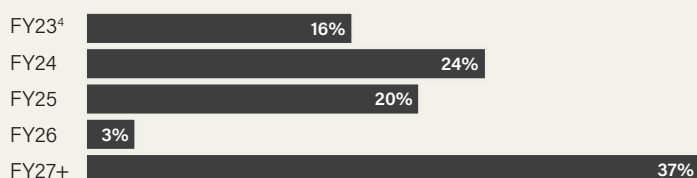
Property metrics

Gross lettable area (GLA) (sqm)	26,019
Number of tenants	140
Total Trade Area (000's)	1,651
Major tenants ²	-
Car spaces	2,600
Moving Annual Turnover (MAT) (\$m)	276.4
MAT/sqm - Total (\$)	11,094
MAT/sqm - Specialty (\$)	11,262
Specialty occupancy cost (%) ³	10.4
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	2.1
Green Star Performance	4 Star
NABERS Energy rating	4.5 Star
NABERS Water rating	5.5 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





GRAND PLAZA

Yuggera/Yugambah Country

27-49 Browns Plains Road, Browns Plains QLD 4118

grandplaza.com.au

Grand Plaza is a single level Regional shopping centre located approximately 27 kilometres south of the Brisbane CBD. It is anchored by Big W, Kmart, Target, ALDI, Coles, Woolworths and Event Cinemas, a newly refurbished food court and includes more than 110 specialty stores. In addition, a drone delivery program has successfully been implemented at Grand Plaza, with participation from an increasing number of retailers.

Property overview

State	QLD
Centre type	Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	EG Funds Management – 50
Date acquired	2002
Centre first opened	1994
Latest redevelopment	2006
Valuation External/Internal	External
Valuation (\$m) ¹	412.0
Valuation date	Dec-22
Capitalisation rate (%)	5.50
Discount rate (%)	6.50

1 Expressed on 100% basis.

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

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

4 Includes holdovers.

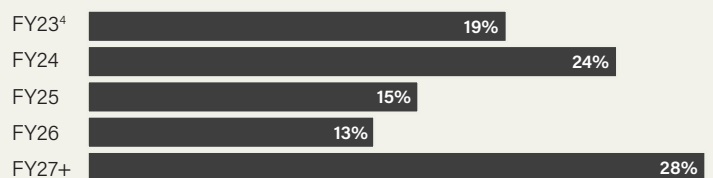
Property metrics

Gross lettable area (GLA) (sqm)	53,347
Number of tenants	145
Total Trade Area (000's)	307
Major tenants ²	ALDI, Big W, Coles, Event Cinemas, Kmart, Target, Woolworths
Car spaces	2,667
Moving Annual Turnover (MAT) (\$m)	429.7
MAT/sqm – Total (\$)	8,535
MAT/sqm – Specialty (\$)	12,166
Specialty occupancy cost (%) ³	13.3
Occupancy rate by GLA (%)	99.5
Weighted average lease expiry by GLA (years)	2.7
Green Star Performance	4 Star
NABERS Energy rating	4.5 Star
NABERS Water rating	4 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





GYMPIE CENTRAL

Gubi Gubi Country

Corner Bruce Highway and Excelsior Road, Gympie QLD 4570

gympiecentral.com.au

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

Property overview

State	QLD
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2003
Centre first opened	1973
Latest redevelopment	2007
Valuation External/Internal	External
Valuation (\$m) ¹	80.0
Valuation date	Dec-22
Capitalisation rate (%)	6.75
Discount rate (%)	7.25

1 Expressed on 100% basis.

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

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

4 Includes holdovers.

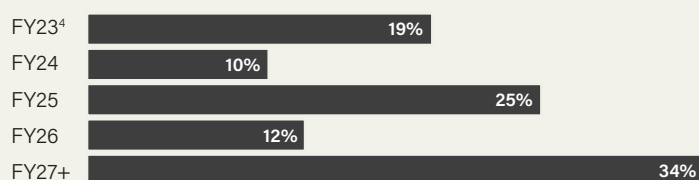
Property metrics

Gross lettable area (GLA) (sqm)	14,142
Number of tenants	48
Total Trade Area (000's)	52
Major tenants ²	Big W, Woolworths
Car spaces	749
Moving Annual Turnover (MAT) (\$m)	150.2
MAT/sqm - Total (\$)	11,114
MAT/sqm - Specialty (\$)	12,557
Specialty occupancy cost (%) ³	9.5
Occupancy rate by GLA (%)	99.5
Weighted average lease expiry by GLA (years)	3.5
Green Star Performance	4 Star
NABERS Energy rating	5 Star
NABERS Water rating	4.5 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





HARBOUR TOWN PREMIUM OUTLETS GOLD COAST

Yugambah Country

147-189 Brisbane Road, Biggera Waters QLD 4216

harbourtowngoldcoast.com.au

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

Property overview

State	QLD
Centre type	Outlet Centre
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Lewis Land Group – 50
Date acquired	2021
Centre first opened	1999
Latest redevelopment	2019
Valuation External/Internal	External
Valuation (\$m) ¹	759.7
Valuation date	Dec-22
Capitalisation rate (%)	5.00
Discount rate (%)	6.50

1 Expressed on 100% basis.

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

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

4 Includes holdovers.

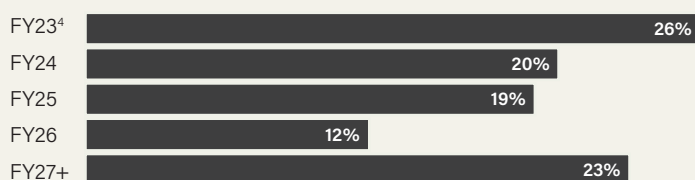
Property metrics

Gross lettable area (GLA) (sqm)	55,718
Number of tenants	210
Total Trade Area (000's)	1,184
Major tenants ²	Reading Cinemas, Woolworths
Car spaces	3,022
Moving Annual Turnover (MAT) (\$m)	539.0
MAT/sqm – Total (\$)	10,236
MAT/sqm – Specialty (\$)	11,733
Specialty occupancy cost (%) ³	11.8
Occupancy rate by GLA (%)	99.4
Weighted average lease expiry by GLA (years)	2.8
Green Star Performance	n.a.
NABERS Energy rating	3.5 Star
NABERS Water rating	2.5 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





QUEENSPLAZA

Daki Yakka Country

226 Queen Street, Brisbane QLD 4000

queensplaza.com.au

QueensPlaza is a three level City Centre located in the heart of Brisbane's CBD on Queen Street Mall. It is anchored by David Jones and includes more than 50 specialty stores. The centre features luxury retailers including Balenciaga, Burberry, Bvlgari, Chanel, Dior, Fendi, GUCCI, 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) ¹	700.0
Valuation date	Dec-22
Capitalisation rate (%)	4.75
Discount rate (%)	6.25

¹ Expressed on 100% basis.

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

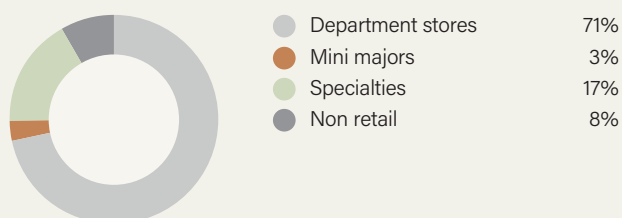
³ Inclusive of marketing levy and based on GST inclusive sales.

⁴ Includes holdovers.

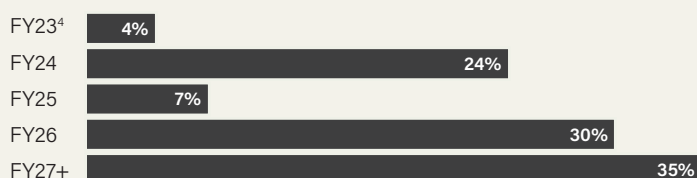
Property metrics

Gross lettable area (GLA) (sqm)	39,184
Number of tenants	62
Total Trade Area (000's)	2,455
Major tenants ²	David Jones
Car spaces	600
Moving Annual Turnover (MAT) (\$m)	382.2
MAT/sqm - Total (\$)	11,183
MAT/sqm - Specialty (\$)	31,345
Specialty occupancy cost (%) ³	10.7
Occupancy rate by GLA (%)	94.9
Weighted average lease expiry by GLA (years)	10.1
Green Star Performance	4 Star
NABERS Energy rating	4 Star
NABERS Water rating	3 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





TAIGUM SQUARE

Daki Yakka Country

Corner Church and Beams Roads, Taigum QLD 4018

taigumsquare.com.au

Taigum Square is a single level Sub Regional shopping centre located approximately 15 kilometres north of the Brisbane CBD. It is anchored by Big W and Woolworths and includes more than 40 specialty stores.

Property overview

State	QLD
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	1998
Centre first opened	1982
Latest redevelopment	2001
Valuation External/Internal	External
Valuation (\$m) ¹	100.0
Valuation date	Dec-22
Capitalisation rate (%)	6.50
Discount rate (%)	7.25

¹ Expressed on 100% basis.

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

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

⁴ Includes holdovers.

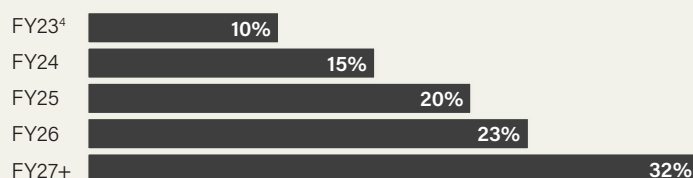
Property metrics

Gross lettable area (GLA) (sqm)	23,023
Number of tenants	70
Total Trade Area (000's)	90
Major tenants ²	Big W, Woolworths
Car spaces	1,054
Moving Annual Turnover (MAT) (\$m)	122.7
MAT/sqm - Total (\$)	7,022
MAT/sqm - Specialty (\$)	7,688
Specialty occupancy cost (%) ³	11.6
Occupancy rate by GLA (%)	98.8
Weighted average lease expiry by GLA (years)	4.0
Green Star Performance	4 Star
NABERS Energy rating	6 Star
NABERS Water rating	4 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





THE MYER CENTRE BRISBANE

Daki Yakka Country

91 Queen Street, Brisbane QLD 4000

themycentre.com.au

The Myer Centre Brisbane is a six level City Centre located in the heart of Brisbane's CBD on Queen Street Mall. This CBD retail destination is anchored by Myer, Target, Coles Central and Event Cinemas and includes more than 105 specialty stores.

Property overview

State	QLD
Centre type	City Centre
Ownership interest (%)	Vicinity Centres – 25
Co-owner (%)	ISPT Core Fund – 75
Date acquired*	1998
Centre first opened	1988
Latest redevelopment	2006
Valuation External/Internal	Internal
Valuation (\$m) ¹	400.0
Valuation date	Dec-22
Capitalisation rate (%)	5.75
Discount rate (%)	6.75

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

¹ Expressed on 100% basis.

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

³ Non-comparable.

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

⁵ Includes holdovers.

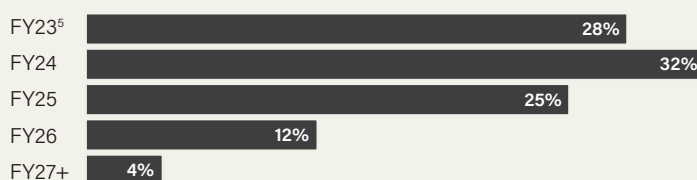
Property metrics

Gross lettable area (GLA) (sqm)	63,059
Number of tenants	126
Total Trade Area (000's)	1,308
Major tenants ²	Coles Central, Event Cinemas, Myer, Target
Car spaces	1,450
Moving Annual Turnover (MAT) (\$m) ³	n.a.
MAT/sqm – Total (\$) ³	n.a.
MAT/sqm – Specialty (\$) ³	n.a.
Specialty occupancy cost (%) ^{3,4}	n.a.
Occupancy rate by GLA (%) ³	n.a.
Weighted average lease expiry by GLA (years)	4.1
Green Star Performance	4 Star
NABERS Energy rating	4 Star
NABERS Water rating	4 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





WHITSUNDAY PLAZA

Giya/Gia Country

8 Galbraith Park Drive, Cannonvale QLD 4802

whitsundayplaza.com.au

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

Property overview

State	QLD
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2005
Centre first opened	2006
Latest redevelopment	n.a.
Valuation External/Internal	External
Valuation (\$m) ¹	62.0
Valuation date	Dec-22
Capitalisation rate (%)	7.00
Discount rate (%)	7.50

1 Expressed on 100% basis.

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

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

4 Includes holdovers.

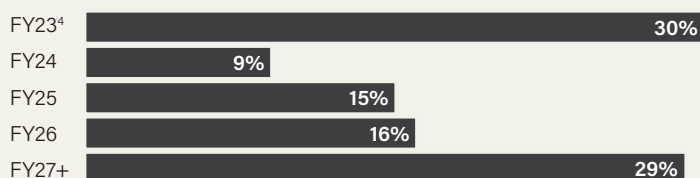
Property metrics

Gross lettable area (GLA) (sqm)	22,345
Number of tenants	48
Total Trade Area (000's)	36
Major tenants ²	Big W, Harvey Norman, Woolworths
Car spaces	1,148
Moving Annual Turnover (MAT) (\$m)	157.2
MAT/sqm – Total (\$)	8,403
MAT/sqm – Specialty (\$)	14,441
Specialty occupancy cost (%) ³	6.8
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	2.8
Green Star Performance	4 Star
NABERS Energy rating	5.5 Star
NABERS Water rating	5 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





ADELAIDE



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

SOUTH AUSTRALIA



- Wholly-owned
- Jointly-owned



Castle Plaza

SOUTH AUSTRALIA

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



Castle Plaza, SA



CASTLE PLAZA

Kaurna Country

992 South Road, Edwardstown SA 5039

castleplaza.com.au

Castle Plaza is a single level Sub Regional shopping centre located approximately 8 kilometres south-west of the Adelaide CBD. It is anchored by Target, Coles and Drakes and includes more than 45 specialty stores. The centre is home to the largest solar battery installation at a shopping centre in Australia.

Property overview

State	SA
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2002
Centre first opened	1987
Latest redevelopment	2000
Valuation External/Internal	External
Valuation (\$m) ¹	168.7
Valuation date	Dec-22
Capitalisation rate (%)	6.75
Discount rate (%)	7.50

1 Expressed on 100% basis.

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

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

4 Includes holdovers.

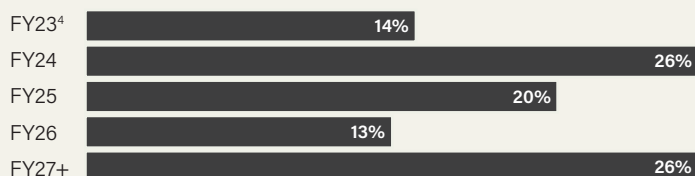
Property metrics

Gross lettable area (GLA) (sqm)	22,880
Number of tenants	65
Total Trade Area (000's)	131
Major tenants ²	Coles, Drakes, Target
Car spaces	1,288
Moving Annual Turnover (MAT) (\$m)	160.5
MAT/sqm - Total (\$)	7,644
MAT/sqm - Specialty (\$)	8,651
Specialty occupancy cost (%) ³	14.8
Occupancy rate by GLA (%)	98.3
Weighted average lease expiry by GLA (years)	2.2
Green Star Performance	4 Star
NABERS Energy rating	5.5 Star
NABERS Water rating	3.5 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





COLONNADES

Kaurna Country

Beach Road, Noarlunga Centre SA 5168

colonnades.com.au

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

Property overview

State	SA
Centre type	Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Private investor – 50
Date acquired	2003
Centre first opened	1979
Latest redevelopment	2016
Valuation External/Internal	External
Valuation (\$m) ¹	272.0
Valuation date	Dec-22
Capitalisation rate (%)	7.00
Discount rate (%)	7.75

1 Expressed on 100% basis.

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

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

4 Includes holdovers.

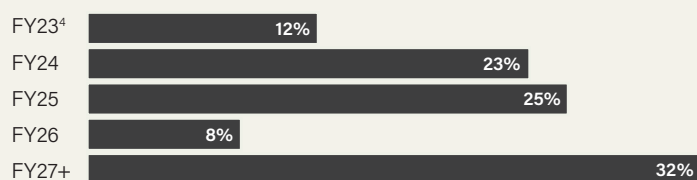
Property metrics

Gross lettable area (GLA) (sqm)	86,289
Number of tenants	171
Total Trade Area (000's)	204
Major tenants ²	ALDI, Big W, Coles, Harris Scarfe, Kmart, Woolworths
Car spaces	4,157
Moving Annual Turnover (MAT) (\$m)	405.6
MAT/sqm – Total (\$)	7,438
MAT/sqm – Specialty (\$)	8,057
Specialty occupancy cost (%) ³	12.5
Occupancy rate by GLA (%)	98.6
Weighted average lease expiry by GLA (years)	4.6
Green Star Performance	4 Star
NABERS Energy rating	5.5 Star
NABERS Water rating	4 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





ELIZABETH CITY CENTRE

Kaurna Country

50 Elizabeth Way, Elizabeth SA 5112

elizabethcitycentre.com.au

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

Property overview

State	SA
Centre type	Regional
Ownership interest (%)	100
Date acquired	1998
Centre first opened	1960
Latest redevelopment	2015
Valuation External/Internal	External
Valuation (\$m) ¹	326.5
Valuation date	Dec-22
Capitalisation rate (%)	7.25
Discount rate (%)	7.75

¹ Expressed on 100% basis.

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

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

⁴ Includes holdovers.

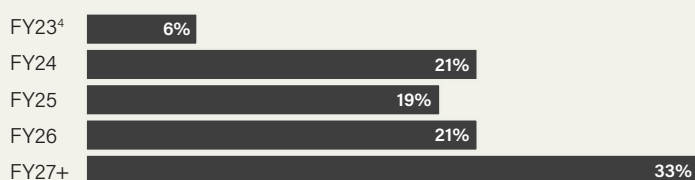
Property metrics

Gross lettable area (GLA) (sqm)	80,430
Number of tenants	194
Total Trade Area (000's)	244
Major tenants ²	Big W, Coles, Harris Scarfe, Reading Cinemas, Target, Woolworths
Car spaces	3,191
Moving Annual Turnover (MAT) (\$m)	408.1
MAT/sqm - Total (\$)	6,668
MAT/sqm - Specialty (\$)	8,967
Specialty occupancy cost (%) ³	12.7
Occupancy rate by GLA (%)	99.9
Weighted average lease expiry by GLA (years)	3.5
Green Star Performance	4 Star
NABERS Energy rating	5 Star
NABERS Water rating	3 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





KURRALTA CENTRAL

Kaurna Country

153 Anzac Highway, Kurralta Park SA 5037

kurraltacentral.com.au

Kurralta Central is a single level Sub Regional shopping centre located approximately 5 kilometres south-west of the Adelaide CBD. It is anchored by Kmart and Coles and includes 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	Internal
Valuation (\$m) ¹	56.9
Valuation date	Dec-22
Capitalisation rate (%)	5.25
Discount rate (%)	6.25

¹ Expressed on 100% basis.

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

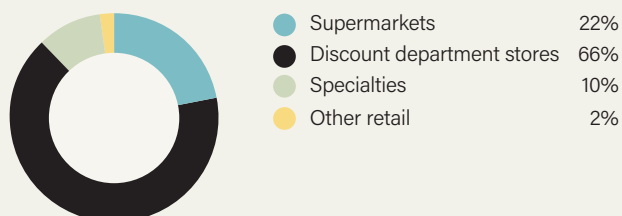
³ Inclusive of marketing levy and based on GST inclusive sales.

⁴ Includes holdovers.

Property metrics

Gross lettable area (GLA) (sqm)	10,675
Number of tenants	14
Total Trade Area (000's)	58
Major tenants ²	Coles, Kmart
Car spaces	542
Moving Annual Turnover (MAT) (\$m)	95.9
MAT/sqm - Total (\$)	9,136
MAT/sqm - Specialty (\$)	11,606
Specialty occupancy cost (%) ³	12.6
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	8.0
Green Star Performance	4 Star
NABERS Energy rating	6 Star
NABERS Water rating	4 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





HOBART

NORTHGATE

EASTLANDS

TASMANIA



- Wholly-owned
- Jointly-owned



Northgate, TAS

TASMANIA

Eastlands	42
Northgate	43



EASTLANDS

Muwinina Country

26 Bligh Street, Rosny Park TAS 7018

eastlandssc.com.au

Eastlands is a two level Regional shopping centre located approximately 5 kilometres east of the Hobart CBD. It is anchored by Big W, Kmart, Coles, Woolworths and Village Cinemas and includes more than 75 specialty stores.

Property overview

State	TAS
Centre type	Regional
Ownership interest (%)	100
Date acquired	1994
Centre first opened	1965
Latest redevelopment	2007
Valuation External/Internal	External
Valuation (\$m) ¹	182.5
Valuation date	Dec-22
Capitalisation rate (%)	6.50
Discount rate (%)	7.00

¹ Expressed on 100% basis.

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

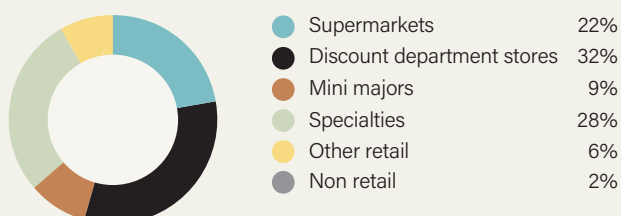
³ Inclusive of marketing levy and based on GST inclusive sales.

⁴ Includes holdovers.

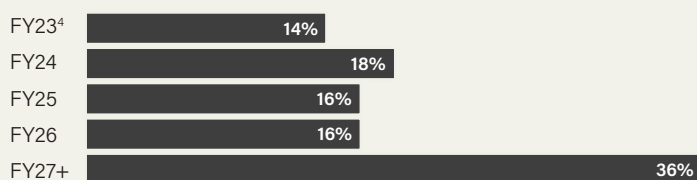
Property metrics

Gross lettable area (GLA) (sqm)	33,565
Number of tenants	95
Total Trade Area (000's)	230
Major tenants ²	Big W, Coles, Kmart, Village Cinemas, Woolworths,
Car spaces	1,446
Moving Annual Turnover (MAT) (\$m)	306.3
MAT/sqm – Total (\$)	9,350
MAT/sqm – Specialty (\$)	9,615
Specialty occupancy cost (%) ³	11.5
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	4.3
Green Star Performance	4 Star
NABERS Energy rating	5.5 Star
NABERS Water rating	4 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





NORTHGATE

Muwinina Country

387-393 Main Road, Glenorchy TAS 7010

northgatesc.com.au

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

Property overview

State	TAS
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2009
Centre first opened	1986
Latest redevelopment	1996
Valuation External/Internal	Internal
Valuation (\$m) ¹	104.0
Valuation date	Dec-22
Capitalisation rate (%)	6.75
Discount rate (%)	7.25

¹ Expressed on 100% basis.

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

³ Non-comparable.

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

⁵ Includes holdovers.

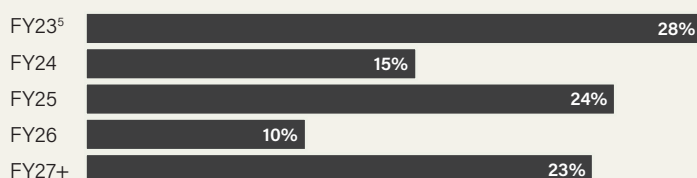
Property metrics

Gross lettable area (GLA) (sqm)	17,477
Number of tenants	65
Total Trade Area (000's)	107
Major tenants ²	Coles, Woolworths
Car spaces	849
Moving Annual Turnover (MAT) (\$m) ³	n.a.
MAT/sqm – Total (\$) ³	n.a.
MAT/sqm – Specialty (\$) ³	n.a.
Specialty occupancy cost (%) ^{3,4}	n.a.
Occupancy rate by GLA (%) ³	99.5
Weighted average lease expiry by GLA (years)	3.8
Green Star Performance	4 Star
NABERS Energy rating	5 Star
NABERS Water rating	3.5 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income



MELBOURNE

VICTORIA



- Wholly-owned
- Jointly-owned





Northland, VIC

VICTORIA

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



ALTONA GATE

Wurundjeri, Bunurong, Boon Wurrung Country
124-134 Millers Road, Altona North VIC 3025
altonagate.com.au

Altona Gate is a four level Sub Regional shopping centre located approximately 13 kilometres west of the Melbourne CBD. The centre is anchored by Kmart, ALDI and Coles and includes more than 50 specialty stores. The centre recently underwent a revitalisation with new ambience and presentation upgrades. The centre now includes a range of new specialty and dining retailers such as Platypus, House, Bed Bath N' Table and an expanded Sacca's Fine Foods.

Property overview

State	VIC
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	1994
Centre first opened	1977
Latest redevelopment	2014
Valuation External/Internal	External
Valuation (\$m) ¹	112.0
Valuation date	Dec-22
Capitalisation rate (%)	6.00
Discount rate (%)	6.75

1 Expressed on 100% basis.

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

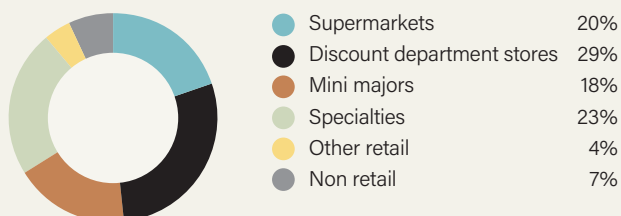
3 Inclusive of marketing levy and based on GST inclusive sales.

4 Includes holdovers.

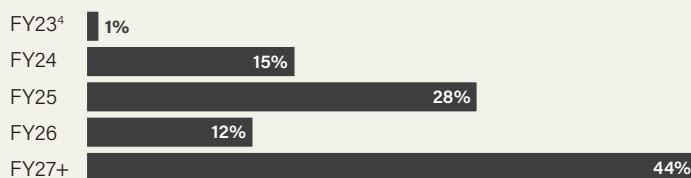
Property metrics

Gross lettable area (GLA) (sqm)	26,408
Number of tenants	68
Total Trade Area (000's)	155
Major tenants ²	ALDI, Coles, Kmart
Car spaces	1,622
Moving Annual Turnover (MAT) (\$m)	139.0
MAT/sqm - Total (\$)	5,865
MAT/sqm - Specialty (\$)	6,669
Specialty occupancy cost (%) ³	14.5
Occupancy rate by GLA (%)	98.9
Weighted average lease expiry by GLA (years)	4.5
Green Star Performance	4 Star
NABERS Energy rating	5 Star
NABERS Water rating	5 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





BAYSIDE

Bunurong Country

28 Beach Street, Frankston VIC 3199

baysidesc.com.au

Bayside is a three level Major Regional shopping centre located in the heart of Frankston, approximately 53 kilometres south of the Melbourne CBD. It is anchored by Kmart, Target, ALDI, Coles, Woolworths and HOYTS Cinemas. The centre includes more than 145 speciality stores and a vibrant food and entertainment precinct.

Property overview

State	VIC
Centre type	Major Regional
Ownership interest (%)	100
Date acquired	1994
Centre first opened	1971
Latest redevelopment	2011
Valuation External/Internal	External
Valuation (\$m) ¹	435.3
Valuation date	Dec-22
Capitalisation rate (%)	6.25
Discount rate (%)	6.75

¹ Expressed on 100% basis.

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

³ Vacated January 2023.

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

⁵ Includes holdovers.

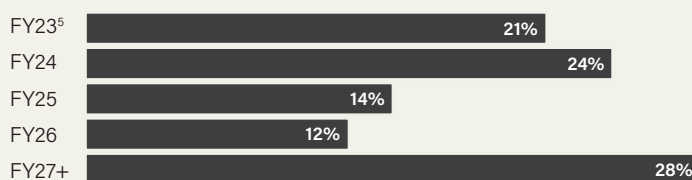
Property metrics

Gross lettable area (GLA) (sqm)	89,821
Number of tenants	184
Total Trade Area (000's)	497
Major tenants ²	ALDI, Coles, HOYTS Cinemas, Kmart, Myer ³ , Target, Woolworths
Car spaces	3,430
Moving Annual Turnover (MAT) (\$m)	452.0
MAT/sqm – Total (\$)	5,651
MAT/sqm – Specialty (\$)	8,779
Specialty occupancy cost (%) ⁴	14.8
Occupancy rate by GLA (%)	99.2
Weighted average lease expiry by GLA (years)	3.4
Green Star Performance	4 Star
NABERS Energy rating	5.5 Star
NABERS Water rating	5 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





BOX HILL CENTRAL NORTH

Wurundjeri, Bunurong, Boon Wurrung Country
 17-21 Market Street, Box Hill VIC 3128
boxhillcentral.com.au

Box Hill Central North is a two level Sub Regional shopping centre adjacent to Box Hill Central South, approximately 15 kilometres east of the Melbourne CBD, and includes more than 35 specialty stores. Council approval has been received for a proposed mixed-use development, paving the way for office and residential towers, complemented by a new town square.

Property overview

State	VIC
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2001
Centre first opened	1975
Latest redevelopment	2007
Valuation External/Internal	External
Valuation (\$m) ¹	122.0
Valuation date	Dec-22
Capitalisation rate (%) ²	n.a.
Discount rate (%) ²	n.a.

¹ Expressed on 100% basis.

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

³ Non-comparable.

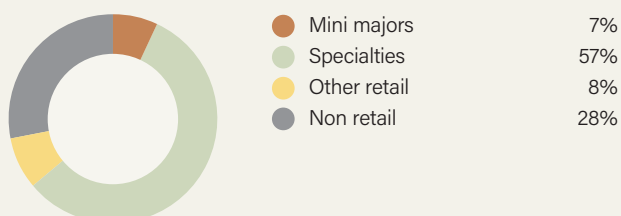
⁴ Inclusive of marketing levy and based on GST inclusive sales.

⁵ Includes holdovers.

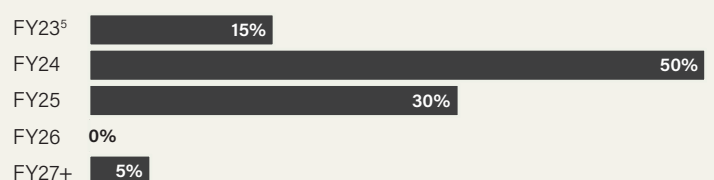
Property metrics

Gross lettable area (GLA) (sqm)	14,639
Number of tenants	56
Total Trade Area (000's)	176
Major tenants ²	-
Car spaces	858
Moving Annual Turnover (MAT) (\$m) ³	n.a.
MAT/sqm - Total (\$) ³	n.a.
MAT/sqm - Specialty (\$) ³	n.a.
Specialty occupancy cost (%) ^{3,4}	n.a.
Occupancy rate by GLA (%) ³	n.a.
Weighted average lease expiry by GLA (years)	2.5
Green Star Performance	3 Star
NABERS Energy rating	2 Star
NABERS Water rating	0 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





BOX HILL CENTRAL SOUTH

Wurundjeri, Bunurong, Boon Wurrung Country
 1 Main Street, Box Hill VIC 3128
boxhillcentral.com.au

Box Hill Central South is a single level Sub Regional shopping centre located above Box Hill train station, adjacent to Box Hill Central North, approximately 15 kilometres east of the Melbourne CBD. It is anchored by Woolworths, a recently opened, new format Coles and includes more than 90 specialty stores. Box Hill Central South now comprises an exciting mix of major and specialty retailers, new restaurants with street frontage, new entrance, new kiosks, and new ambience upgrades. A new commercial building is also under development for leading co-worker operator, Hub Australia.

Property overview

State	VIC
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2000
Centre first opened	1987
Latest redevelopment	2022
Valuation External/Internal	External
Valuation (\$m) ¹	273.5
Valuation date	Dec-22
Capitalisation rate (%)	5.75
Discount rate (%)	6.25

¹ Expressed on 100% basis.

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

³ Non-comparable.

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

⁵ Includes holdovers.

Property metrics

Gross lettable area (GLA) (sqm)	24,748
Number of tenants	109
Total Trade Area (000's)	176
Major tenants ²	Coles, Woolworths
Car spaces	1,496
Moving Annual Turnover (MAT) (\$m) ³	n.a.
MAT/sqm - Total (\$) ³	n.a.
MAT/sqm - Specialty (\$) ³	n.a.
Specialty occupancy cost (%) ^{3,4}	n.a.
Occupancy rate by GLA (%) ³	n.a.
Weighted average lease expiry by GLA (years)	3.6
Green Star Performance	3 Star
NABERS Energy rating	n.a.
NABERS Water rating	n.a.

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





BROADMEADOWS CENTRAL

Wurundjeri Country

1099-1169 Pascoe Vale Road, Broadmeadows VIC 3047

broadmeadowscentral.com.au

Broadmeadows Central is a single level Regional shopping centre with an adjacent Homemaker Centre located approximately 19 kilometres north-west of the Melbourne CBD. It is anchored by Kmart, ALDI, Coles, Woolworths and HOYTS Cinemas and includes more than 115 specialty stores. The centre also features family friendly amenities such as the 'Quiet Room', a sensory room for children and their parents.

Property overview

State	VIC
Centre type	Regional
Ownership interest (%)	100
Date acquired	1994
Centre first opened	1974
Latest redevelopment	2011
Valuation External/Internal	Internal
Valuation (\$m) ¹	276.7
Valuation date	Dec-22
Capitalisation rate (%)	6.75
Discount rate (%)	7.25

1 Expressed on 100% basis.

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

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

4 Includes holdovers.

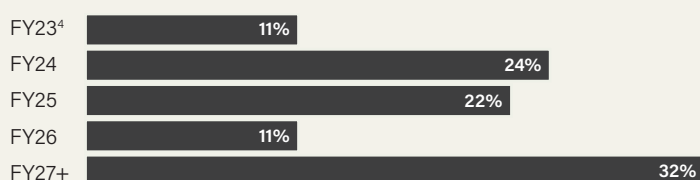
Property metrics

Gross lettable area (GLA) (sqm)	60,861
Number of tenants	164
Total Trade Area (000's)	251
Major tenants ²	ALDI, Coles, HOYTS Cinemas, Kmart, Woolworths
Car spaces	2,964
Moving Annual Turnover (MAT) (\$m)	328.1
MAT/sqm - Total (\$)	6,413
MAT/sqm - Specialty (\$)	7,695
Specialty occupancy cost (%) ³	14.7
Occupancy rate by GLA (%)	98.3
Weighted average lease expiry by GLA (years)	4.6
Green Star Performance	4 Star
NABERS Energy rating	5.5 Star
NABERS Water rating	5.5 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





CHADSTONE

Wurundjeri, Bunurong, Boon Wurrung Country

1341 Dandenong Road, Chadstone VIC 3148

chadstone.com.au, hotelchadstone.com.au

Chadstone is a two level Super Regional shopping centre located approximately 17 kilometres south-east of the Melbourne CBD. It is anchored by David Jones, Myer, Kmart, Target, ALDI, Coles, Woolworths and HOYTS Cinemas and includes more than 375 specialty stores. Chadstone hosts Australia's most expansive luxury offer, a large range of international and Australian flagship stores such as H&M, Morphe, UNIQLO and Zara, a LEGOLAND® Discovery Centre, a five-star Hotel, as well as a world-class food, lifestyle and entertainment precinct. Hotel Chadstone Melbourne features 250 luxury rooms, a rooftop bar, indoor swimming pool, wellness centre and extensive corporate conferencing facilities.

Property overview

State	VIC
Centre type	Super Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Gandel Group – 50
Date acquired	1994
Centre first opened	1960
Latest redevelopment	2017
Valuation External/Internal	External
Valuation (\$m) ¹	6,500.0
Valuation date	Dec-22
Capitalisation rate (%)	3.75
Discount rate (%)	6.00

¹ Expressed on 100% basis.

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

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

⁴ Excludes luxury retailers.

⁵ Includes holdovers.

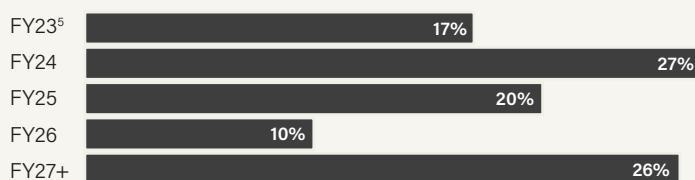
Property metrics

Gross lettable area (GLA) (sqm)	237,441
Number of tenants	478
Total Trade Area (000's)	2,432
Major tenants ²	ALDI, Coles, David Jones, HOYTS Cinemas, Kmart, Myer, Target, Woolworths
Car spaces	10,944
Moving Annual Turnover (MAT) (\$m)	2,673.8
MAT/sqm – Total (\$)	15,698
MAT/sqm – Specialty (\$)	26,859
Specialty occupancy cost (%) ^{3,4}	13.7
Occupancy rate by GLA (%)	99.5
Weighted average lease expiry by GLA (years)	4.8
Green Star Performance	4 Star
NABERS Energy rating	5.5 Star
NABERS Water rating	3 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





CRANBOURNE PARK

Wurundjeri, Bunurong, Boon Wurrung Country
 High Street, Cranbourne VIC 3977
cranbournepark.com.au

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

Property overview

State	VIC
Centre type	Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	ISPT Core Fund – 50
Date acquired	2000
Centre first opened	1979
Latest redevelopment	2015
Valuation External/Internal	Internal
Valuation (\$m) ¹	285.7
Valuation date	Dec-22
Capitalisation rate (%)	6.00
Discount rate (%)	6.75

1 Expressed on 100% basis.

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

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

4 Includes holdovers.

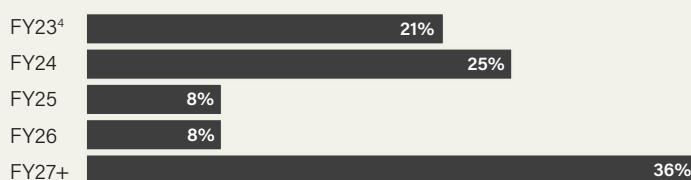
Property metrics

Gross lettable area (GLA) (sqm)	46,432
Number of tenants	127
Total Trade Area (000's)	294
Major tenants ²	Coles, Harris Scarfe, Kmart, Target
Car spaces	1,700
Moving Annual Turnover (MAT) (\$m)	286.1
MAT/sqm – Total (\$)	7,011
MAT/sqm – Specialty (\$)	10,257
Specialty occupancy cost (%) ³	13.8
Occupancy rate by GLA (%)	99.5
Weighted average lease expiry by GLA (years)	5.5
Green Star Performance	3 Star
NABERS Energy rating	3 Star
NABERS Water rating	4.5 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





DFO ESSENDON

Wurundjeri Country

100 Bulla Road, Essendon Fields VIC 3041

essendon.dfo.com.au

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

Property overview

State	VIC
Centre type	Outlet Centre
Ownership interest (%)	100
Date acquired	2010
Centre first opened	2005
Latest redevelopment	2006
Valuation External/Internal	External
Valuation (\$m) ¹	183.0
Valuation date	Dec-22
Capitalisation rate (%)	6.50
Discount rate (%)	7.25

¹ Expressed on 100% basis.

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

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

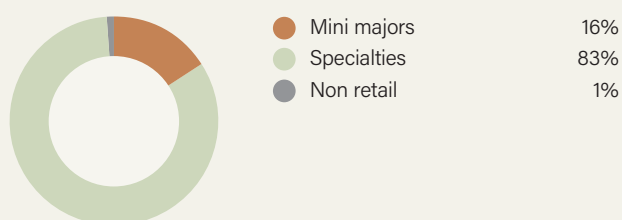
⁴ Inclusive of marketing levy and based on GST inclusive sales.

⁵ Includes holdovers.

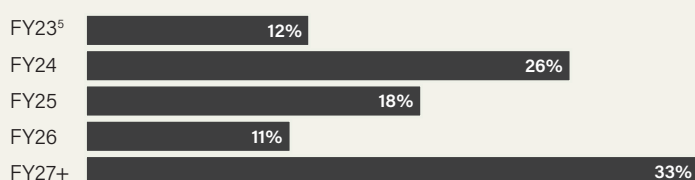
Property metrics

Gross lettable area (GLA) (sqm)	52,537
Number of tenants	135
Total Trade Area (000's)	1,533
Major tenants ²	-
Car spaces	2,075
Moving Annual Turnover (MAT) (\$m)	316.3
MAT/sqm – Total (\$) ³	12,416
MAT/sqm – Specialty (\$) ³	11,723
Specialty occupancy cost (%) ^{3,4}	11.6
Occupancy rate by GLA (%) ³	99.8
Weighted average lease expiry by GLA (years)	2.4
Green Star Performance	4 Star
NABERS Energy rating	5.5 Star
NABERS Water rating	5.5 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





DFO MOORABBIN

Wurundjeri, Bunurong, Boon Wurrung Country
 250 Centre Dandenong Road, Moorabbin Airport VIC 3194
moorabbin.dfo.com.au

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

Property overview

State	VIC
Centre type	Outlet Centre
Ownership interest (%)	100
Date acquired	2010
Centre first opened	1994
Latest redevelopment	2007
Valuation External/Internal	Internal
Valuation (\$m) ¹	101.0
Valuation date	Dec-22
Capitalisation rate (%)	8.00
Discount rate (%)	8.50

1 Expressed on 100% basis.

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

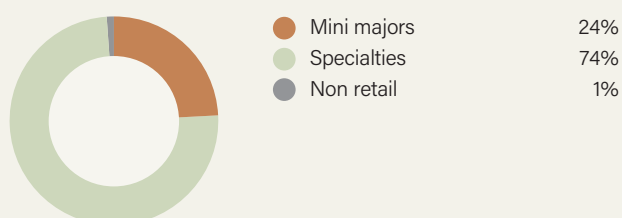
3 Inclusive of marketing levy and based on GST inclusive sales.

4 Includes holdovers.

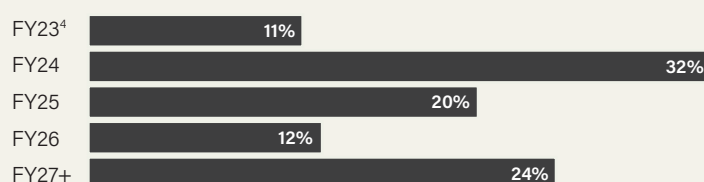
Property metrics

Gross lettable area (GLA) (sqm)	24,539
Number of tenants	127
Total Trade Area (000's)	1,688
Major tenants ²	-
Car spaces	1,362
Moving Annual Turnover (MAT) (\$m)	185.8
MAT/sqm - Total (\$)	8,245
MAT/sqm - Specialty (\$)	8,325
Specialty occupancy cost (%) ³	12.0
Occupancy rate by GLA (%)	98.4
Weighted average lease expiry by GLA (years)	2.0
Green Star Performance	4 Star
NABERS Energy rating	5.5 Star
NABERS Water rating	5 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





DFO SOUTH WHARF

Wurundjeri, Bunurong, Boon Wurrung Country
 20 Convention Centre Place, South Wharf VIC 3006
south-wharf.dfo.com.au

DFO South Wharf is a multi-level Outlet Centre located on the Yarra River close to Docklands on the south-western fringe of Melbourne's CBD. The centre comprises more than 130 outlet retailers including Armani Outlet, Coach, Tommy Hilfiger and Michael Kors, as well as an exclusive collection of sporting and active apparel outlets including Nike, Adidas and Puma. With the adjoining Homemaker Hub comprising more than 12 large format stores, and the South Wharf Promenade including over 15 restaurants, bars and cafes, DFO South Wharf is a retail and dining destination for Melbourne residents and tourists.

Property overview

State	VIC
Centre type	Outlet Centre
Ownership interest (%)	100
Date acquired*	2010
Centre first opened	2009
Latest redevelopment	2016
Valuation External/Internal	Internal
Valuation (\$m) ¹	675.0
Valuation date	Dec-22
Capitalisation rate (%)	5.50
Discount rate (%)	6.75

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

¹ Expressed on 100% basis.

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

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

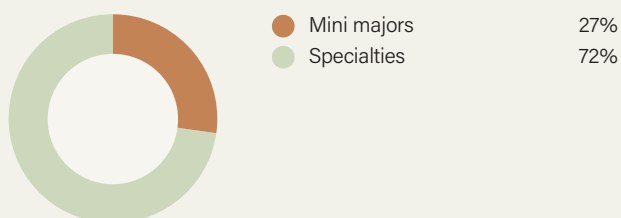
⁴ Inclusive of marketing levy and based on GST inclusive sales.

⁵ Includes holdovers.

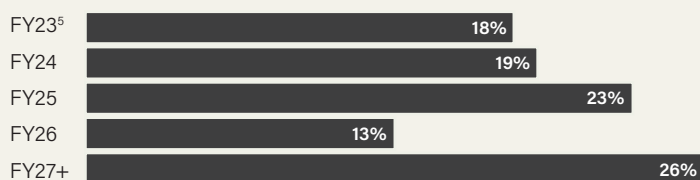
Property metrics

Gross lettable area (GLA) (sqm)	55,846
Number of tenants	178
Total Trade Area (000's)	2,862
Major tenants ²	-
Car spaces	3,104
Moving Annual Turnover (MAT) (\$m)	414.8
MAT/sqm – Total (\$) ³	12,137
MAT/sqm – Specialty (\$) ³	11,179
Specialty occupancy cost (%) ^{3,4}	12.2
Occupancy rate by GLA (%) ³	96.3
Weighted average lease expiry by GLA (years)	2.1
Green Star Performance	4 Star
NABERS Energy rating	4 Star
NABERS Water rating	4.5 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





DFO UNI HILL

Wurundjeri Country

2 Janefield Drive, Bundoora VIC 3083

unihill.dfo.com.au

DFO Uni Hill is a single level Outlet Centre located approximately 20 kilometres north of the Melbourne CBD. The centre comprises more than 85 outlet retailers including Nike, Adidas, Polo Ralph Lauren, Calvin Klein, Tommy Hilfiger, Country Road, Decjuba and Seed.

Property overview

State	VIC
Centre type	Outlet Centre
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	MAB Corporation – 50
Date acquired	2020
Centre first opened	2008
Latest redevelopment	2014
Valuation External/Internal	External
Valuation (\$m) ¹	160.6
Valuation date	Dec-22
Capitalisation rate (%)	6.00
Discount rate (%)	7.00

1 Expressed on 100% basis.

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

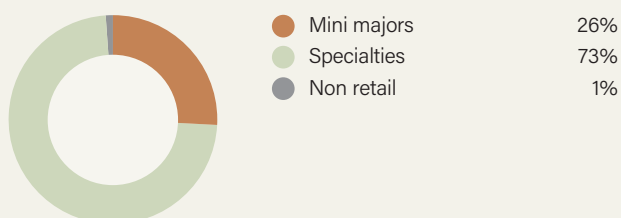
3 Inclusive of marketing levy and based on GST inclusive sales.

4 Includes holdovers.

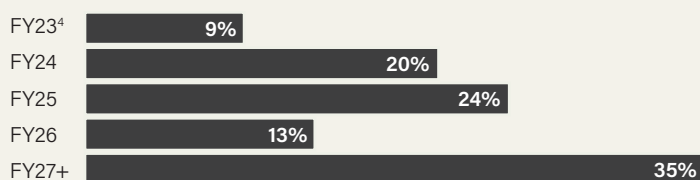
Property metrics

Gross lettable area (GLA) (sqm)	19,698
Number of tenants	95
Total Trade Area (000's)	858
Major tenants ²	-
Car spaces	880
Moving Annual Turnover (MAT) (\$m)	147.4
MAT/sqm – Total (\$)	7,864
MAT/sqm – Specialty (\$)	8,276
Specialty occupancy cost (%) ³	8.6
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	2.3
Green Star Performance	1 Star
NABERS Energy rating	0 Star
NABERS Water rating	5.5 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





EMPORIUM MELBOURNE

Wurundjeri, Bunurong, Boon Wurrung Country
287 Lonsdale Street, Melbourne VIC 3000
emporiummelbourne.com.au

Emporium Melbourne is a seven level City Centre located in the heart of Melbourne. Opened in 2014, Emporium Melbourne evolved a beautiful heritage building to the epicentre of Melbourne CBD retail. Emporium Melbourne is home to quality dining, one of the largest Australian designer precincts, international retailers, more than 150 specialty stores, and flagships UNIQLO, NBA Store and FORTRESS MELBOURNE.

Property overview

State	VIC
Centre type	City Centre
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	GIC – 50
Date acquired	2007
Centre first opened	2014
Latest redevelopment	n.a.
Valuation External/Internal	External
Valuation (\$m) ¹	1,060.0
Valuation date	Dec-22
Capitalisation rate (%)	4.75
Discount rate (%)	6.25

1 Expressed on 100% basis.

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

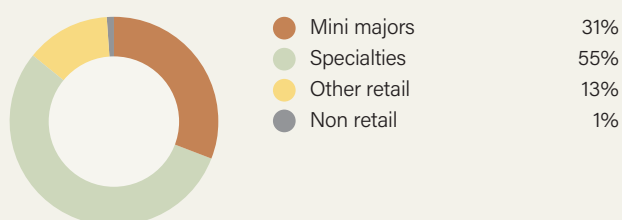
3 Inclusive of marketing levy and based on GST inclusive sales.

4 Includes holdovers.

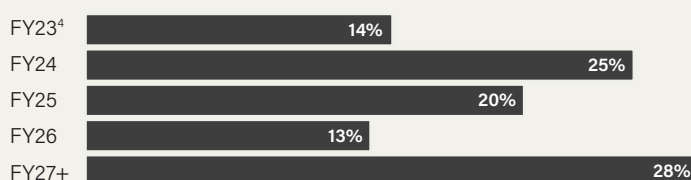
Property metrics

Gross lettable area (GLA) (sqm)	45,061
Number of tenants	174
Total Trade Area (000's)	2,825
Major tenants ²	-
Car spaces	-
Moving Annual Turnover (MAT) (\$m)	369.5
MAT/sqm – Total (\$)	11,905
MAT/sqm – Specialty (\$)	12,140
Specialty occupancy cost (%) ³	22.7
Occupancy rate by GLA (%)	94.8
Weighted average lease expiry by GLA (years)	3.3
Green Star Performance	3 Star
NABERS Energy rating	1 Star
NABERS Water rating	4.5 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





MORNINGTON CENTRAL

Bunurong Country

78 Barkly Street, Mornington VIC 3931

morningtoncentral.com.au

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

Property overview

State	VIC
Centre type	Sub Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	ISPT Retail Australia Property Trust – 50
Date acquired*	1999
Centre first opened	2000
Latest redevelopment	2022
Valuation External/Internal	External
Valuation (\$m) ¹	95.2
Valuation date	Dec-22
Capitalisation rate (%)	5.50
Discount rate (%)	6.00

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

¹ Expressed on 100% basis.

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

³ Non-comparable.

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

⁵ Includes holdovers.

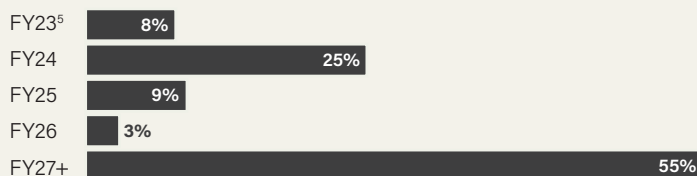
Property metrics

Gross lettable area (GLA) (sqm)	11,452
Number of tenants	38
Total Trade Area (000's)	71
Major tenants ²	Coles, Woolworths
Car spaces	501
Moving Annual Turnover (MAT) (\$m) ³	n.a.
MAT/sqm – Total (\$) ³	n.a.
MAT/sqm – Specialty (\$) ³	n.a.
Specialty occupancy cost (%) ^{3,4}	n.a.
Occupancy rate by GLA (%) ³	100.0
Weighted average lease expiry by GLA (years)	6.5
Green Star Performance	4 Star
NABERS Energy rating	4 Star
NABERS Water rating	4.5 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





MYER BOURKE STREET

Wurundjeri, Bunurong, Boon Wurrung Country

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

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

Property overview

State	VIC
Centre type	City Centre
Ownership interest (%)	Vicinity Centres – 33
Co-owner (%)	Abacus Funds Management Ltd – 33 Charter Hall Long Wale REIT – 33
Date acquired	2007
Centre first opened	1914
Latest redevelopment	2011
Valuation External/Internal	External
Valuation (\$m) ¹	405.0
Valuation date	Dec-22
Capitalisation rate (%)	6.00
Discount rate (%)	6.25

¹ Expressed on 100% basis.

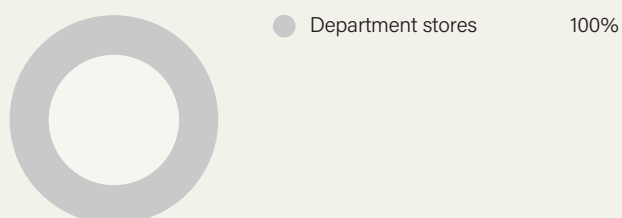
² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

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

Property metrics

Gross lettable area (GLA) (sqm)	39,924
Number of tenants	1
Major tenants ²	Myer
Car spaces	0
Moving Annual Turnover (MAT) (\$m)	n.a.
MAT/sqm – Total (\$)	n.a.
MAT/sqm – Specialty (\$)	n.a.
Specialty occupancy cost (%) ³	n.a.
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	9.0
Green Star Performance	0 Star
NABERS Energy rating	n.a.
NABERS Water rating	n.a.

Tenant mix by gross lettable area (GLA)





NORTHLAND

Wurundjeri Country

2-50 Murray Road, Preston VIC 3072

northlandsc.com.au

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	Internal
Valuation (\$m) ¹	800.0
Valuation date	Dec-22
Capitalisation rate (%)	5.50
Discount rate (%)	6.50

1 Expressed on 100% basis.

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

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

4 Includes holdovers.

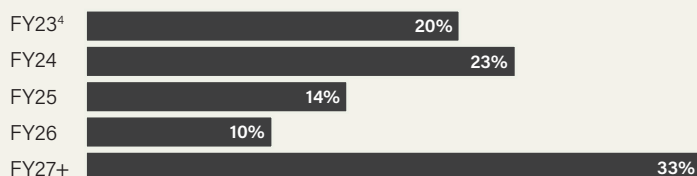
Property metrics

Gross lettable area (GLA) (sqm)	97,634
Number of tenants	253
Total Trade Area (000's)	543
Major tenants ²	ALDI, Coles, HOYTS Cinemas, Kmart, Myer, Target, Woolworths
Car spaces	4,512
Moving Annual Turnover (MAT) (\$m)	609.2
MAT/sqm – Total (\$)	6,776
MAT/sqm – Specialty (\$)	10,584
Specialty occupancy cost (%) ³	14.6
Occupancy rate by GLA (%)	99.6
Weighted average lease expiry by GLA (years)	4.7
Green Star Performance	4 Star
NABERS Energy rating	n.a.
NABERS Water rating	n.a.

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





OAKLEIGH CENTRAL

Wurundjeri, Bunurong, Boon Wurrung Country
39 Hanover Street, Oakleigh VIC 3166
oakleighcentral.com.au

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

Property overview

State	VIC
Centre type	Neighbourhood
Ownership interest (%)	100
Date acquired	2003
Centre first opened	1987
Latest redevelopment	2008
Valuation External/Internal	Internal
Valuation (\$m) ¹	91.0
Valuation date	Dec-22
Capitalisation rate (%)	5.25
Discount rate (%)	6.25

¹ Expressed on 100% basis.

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

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

⁴ Includes holdovers.

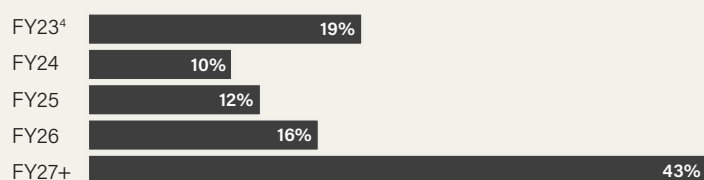
Property metrics

Gross lettable area (GLA) (sqm)	14,204
Number of tenants	38
Total Trade Area (000's)	46
Major tenants ²	Coles, Woolworths
Car spaces	600
Moving Annual Turnover (MAT) (\$m)	148.0
MAT/sqm – Total (\$)	11,229
MAT/sqm – Specialty (\$)	7,866
Specialty occupancy cost (%) ³	12.8
Occupancy rate by GLA (%)	99.4
Weighted average lease expiry by GLA (years)	3.2
Green Star Performance	4 Star
NABERS Energy rating	5 Star
NABERS Water rating	4 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





ROXBURGH VILLAGE

Wurundjeri Country

250 Somerton Road, Roxburgh Park VIC 3064

roxburghvillage.com.au

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

Property overview

State	VIC
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	1997
Centre first opened	1999
Latest redevelopment	2012
Valuation External/Internal	External
Valuation (\$m) ¹	114.2
Valuation date	Dec-22
Capitalisation rate (%)	6.75
Discount rate (%)	7.25

¹ Expressed on 100% basis.

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

³ Non-comparable.

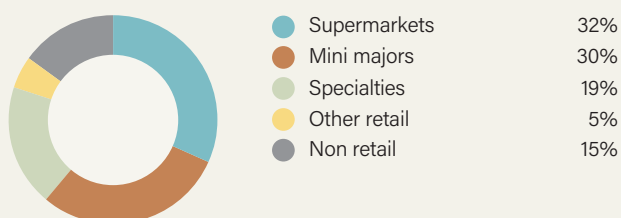
⁴ Inclusive of marketing levy and based on GST inclusive sales.

⁵ Includes holdovers.

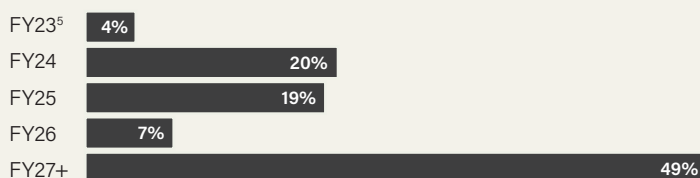
Property metrics

Gross lettable area (GLA) (sqm)	28,678
Number of tenants	65
Total Trade Area (000's)	52
Major tenants ²	ALDI, Coles
Car spaces	1,096
Moving Annual Turnover (MAT) (\$m) ³	n.a.
MAT/sqm - Total (\$) ³	n.a.
MAT/sqm - Specialty (\$) ³	n.a.
Specialty occupancy cost (%) ^{3,4}	n.a.
Occupancy rate by GLA (%) ³	99.7
Weighted average lease expiry by GLA (years)	6.3
Green Star Performance	4 Star
NABERS Energy rating	5 Star
NABERS Water rating	3.5 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





SUNSHINE MARKETPLACE

Wurundjeri, Bunurong, Boon Wurrung Country
80 Harvester Road, Sunshine VIC 3020
sunshinemarketplace.com.au

Sunshine Marketplace is a single level Sub Regional shopping centre located approximately 14 kilometres west of the Melbourne CBD. It is anchored by Big W, Woolworths and Village Cinemas and includes more than 45 specialty stores.

Property overview

State	VIC
Centre type	Sub Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Private investor – 50
Date acquired	2003
Centre first opened	1997
Latest redevelopment	2004
Valuation External/Internal	Internal
Valuation (\$m) ¹	135.0
Valuation date	Dec-22
Capitalisation rate (%)	6.00
Discount rate (%)	6.50

1 Expressed on 100% basis.

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

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

4 Includes holdovers.

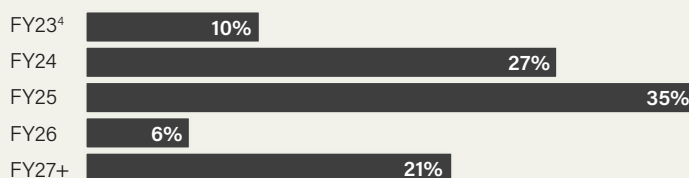
Property metrics

Gross lettable area (GLA) (sqm)	34,165
Number of tenants	68
Total Trade Area (000's)	177
Major tenants ²	Big W, Village Cinemas, Woolworths
Car spaces	1,830
Moving Annual Turnover (MAT) (\$m)	151.4
MAT/sqm – Total (\$)	5,027
MAT/sqm – Specialty (\$)	7,938
Specialty occupancy cost (%) ³	14.8
Occupancy rate by GLA (%)	98.6
Weighted average lease expiry by GLA (years)	4.4
Green Star Performance	4 Star
NABERS Energy rating	5 Star
NABERS Water rating	5.5 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





THE GLEN

Wurundjeri, Bunurong, Boon Wurrung Country
235 Springvale Road, Glen Waverley VIC 3150
theglen.com.au

The Glen is a two level Major Regional shopping centre located in Glen Waverley, approximately 26 kilometres south-east of the Melbourne CBD. It is anchored by David Jones, Target, ALDI, Coles and Woolworths, with a fresh food market hall, more than 200 specialty stores and a beautiful outdoor dining precinct, set over two levels.

Property overview

State	VIC
Centre type	Major Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Perron Investments Pty Ltd – 50
Date acquired	1994
Centre first opened	1967
Latest redevelopment	2019
Valuation External/Internal	Internal
Valuation (\$m) ¹	610.0
Valuation date	Dec-22
Capitalisation rate (%)	5.75
Discount rate (%)	7.00

1 Expressed on 100% basis.

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

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

4 Includes holdovers.

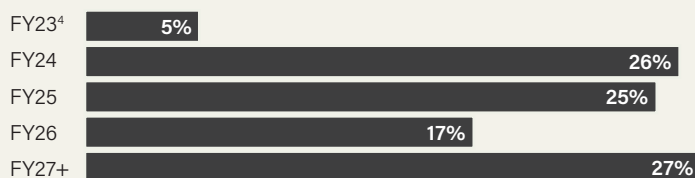
Property metrics

Gross lettable area (GLA) (sqm)	76,679
Number of tenants	250
Total Trade Area (000's)	278
Major tenants ²	ALDI, Coles, David Jones, Target, Woolworths
Car spaces	3,321
Moving Annual Turnover (MAT) (\$m)	487.7
MAT/sqm – Total (\$)	7,810
MAT/sqm – Specialty (\$)	8,607
Specialty occupancy cost (%) ³	17.9
Occupancy rate by GLA (%)	98.7
Weighted average lease expiry by GLA (years)	4.9
Green Star Performance	3 Star
NABERS Energy rating	3.5 Star
NABERS Water rating	1 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





VICTORIA GARDENS SHOPPING CENTRE

Wurundjeri, Bunurong, Boon Wurrung Country
620 Victoria Street, Richmond VIC 3121
vicgardenssc.com.au

Victoria Gardens Shopping Centre is a multilevel Sub Regional centre located in Richmond, approximately 5 kilometres east of the Melbourne CBD. It is anchored by Kmart, Coles and HOYTS Cinemas and includes Rebel, Freedom Furniture and JB Hi-Fi, plus more than 50 specialty stores. The centre is located adjacent to an Ikea store (not owned) with access to the store provided through the centre.

Property overview

State	VIC
Centre type	Sub Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Salta Properties – 50
Date acquired	2003
Centre first opened	2003
Latest redevelopment	n.a.
Valuation External/Internal	Internal
Valuation (\$m) ¹	310.0
Valuation date	Dec-22
Capitalisation rate (%)	5.75
Discount rate (%)	6.50

1 Expressed on 100% basis.

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

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

4 Includes holdovers.

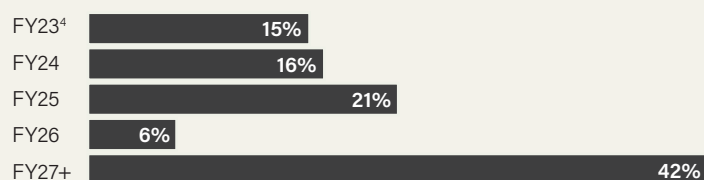
Property metrics

Gross lettable area (GLA) (sqm)	38,010
Number of tenants	68
Total Trade Area (000's)	118
Major tenants ²	Coles, HOYTS Cinemas, Kmart
Car spaces	2,127
Moving Annual Turnover (MAT) (\$m)	225.2
MAT/sqm – Total (\$)	7,860
MAT/sqm – Specialty (\$)	12,059
Specialty occupancy cost (%) ³	12.3
Occupancy rate by GLA (%)	99.5
Weighted average lease expiry by GLA (years)	6.5
Green Star Performance	4 Star
NABERS Energy rating	5 Star
NABERS Water rating	5 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





○ KARRATHA CITY

○ PERTH

WESTERN AUSTRALIA



- Wholly-owned
- Jointly-owned





DFO Perth, WA

WESTERN AUSTRALIA

DFO Perth	68
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Warwick Grove	79



DFO PERTH

Whadjuk Country

11 High Street, Perth Airport WA 6105

perth.dfo.com.au

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

Property overview

State	WA
Centre type	Outlet Centre
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Perth Airport Development Group Investments P/L – 50
Date acquired	2016
Centre first opened	2018
Latest redevelopment	n.a.
Valuation External/Internal	External
Valuation (\$m) ¹	244.0
Valuation date	Dec-22
Capitalisation rate (%)	5.75
Discount rate (%)	7.00

1 Expressed on 100% basis.

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

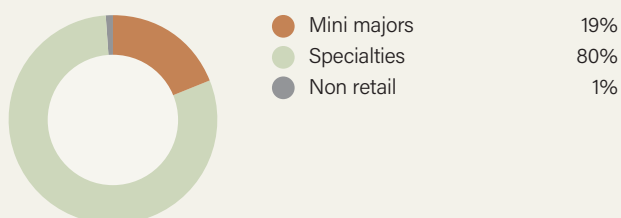
3 Inclusive of marketing levy and based on GST inclusive sales.

4 Includes holdovers.

Property metrics

Gross lettable area (GLA) (sqm)	23,695
Number of tenants	115
Total Trade Area (000's)	1,959
Major tenants ²	-
Car spaces	1,621
Moving Annual Turnover (MAT) (\$m)	169.8
MAT/sqm – Total (\$)	7,529
MAT/sqm – Specialty (\$)	7,526
Specialty occupancy cost (%) ³	12.4
Occupancy rate by GLA (%)	99.0
Weighted average lease expiry by GLA (years)	1.9
Green Star Performance	3 Star
NABERS Energy rating	4.5 Star
NABERS Water rating	3.5 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





DIANELLA PLAZA

Whadjuk Country

366 Grand Promenade, Dianella WA 6059

dianellaplaza.com.au

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

Property overview

State	WA
Centre type	Neighbourhood
Ownership interest (%)	100
Date acquired	2003
Centre first opened	1968
Latest redevelopment	2002
Valuation External/Internal	Internal
Valuation (\$m) ¹	73.0
Valuation date	Dec-22
Capitalisation rate (%)	6.50
Discount rate (%)	7.00

¹ Expressed on 100% basis.

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

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

⁴ Includes holdovers.

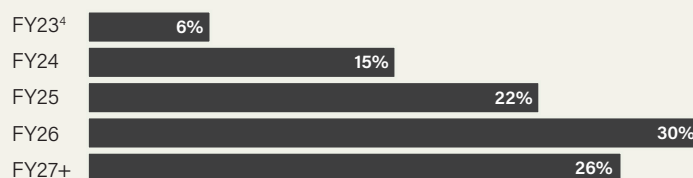
Property metrics

Gross lettable area (GLA) (sqm)	17,145
Number of tenants	54
Total Trade Area (000's)	53
Major tenants ²	Coles, Woolworths
Car spaces	934
Moving Annual Turnover (MAT) (\$m)	118.6
MAT/sqm – Total (\$)	8,226
MAT/sqm – Specialty (\$)	7,313
Specialty occupancy cost (%) ³	12.4
Occupancy rate by GLA (%)	94.4
Weighted average lease expiry by GLA (years)	1.7
Green Star Performance	4 Star
NABERS Energy rating	5.5 Star
NABERS Water rating	3.5 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





ELLENBROOK CENTRAL

Whadjuk Country

11 Main Street, Ellenbrook WA 6069

ellenbrookcentral.com.au

Ellenbrook Central is a single level Regional shopping centre located approximately 30 kilometres north-east of the Perth CBD. The recently expanded centre is anchored by Big W, Kmart, ALDI, Coles and Woolworths and includes more than 85 specialty stores.

Property overview

State	WA
Centre type	Regional
Ownership interest (%)	100
Date acquired	2015
Centre first opened	2004
Latest redevelopment	2019
Valuation External/Internal	External
Valuation (\$m) ¹	264.0
Valuation date	Dec-22
Capitalisation rate (%)	6.00
Discount rate (%)	7.25

1 Expressed on 100% basis.

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

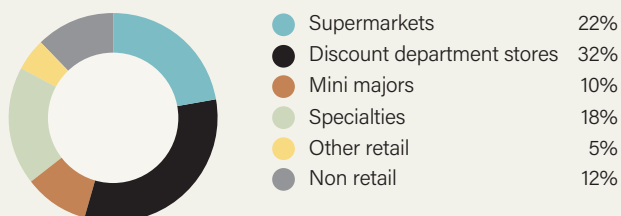
3 Inclusive of marketing levy and based on GST inclusive sales.

4 Includes holdovers.

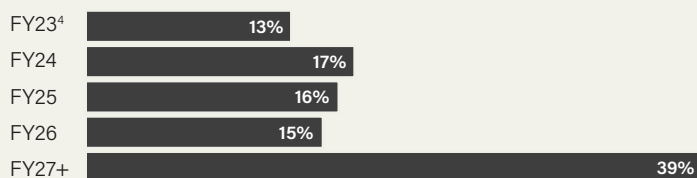
Property metrics

Gross lettable area (GLA) (sqm)	47,316
Number of tenants	120
Total Trade Area (000's)	72
Major tenants ²	ALDI, Big W, Coles, Kmart, Woolworths
Car spaces	2,727
Moving Annual Turnover (MAT) (\$m)	300.8
MAT/sqm – Total (\$)	7,394
MAT/sqm – Specialty (\$)	10,005
Specialty occupancy cost (%) ³	10.8
Occupancy rate by GLA (%)	98.9
Weighted average lease expiry by GLA (years)	5.0
Green Star Performance	4 Star
NABERS Energy rating	4.5 Star
NABERS Water rating	5.5 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





GALLERIA

Whadjuk Country

Corner Collier and Walter Roads, Morley WA 6062

galleriashoppingcentre.com.au

Galleria is a two level Major Regional shopping centre located approximately 9 kilometres north-east of the Perth CBD. It is anchored by Myer, Kmart, Target, ALDI, Coles, Woolworths and Greater Union Cinemas and includes more than 120 specialty stores.

Property overview

State	WA
Centre type	Major Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Perron Investments Pty Ltd – 50
Date acquired	2003
Centre first opened	1994
Latest redevelopment	2008
Valuation External/Internal	External
Valuation (\$m) ¹	410.0
Valuation date	Dec-22
Capitalisation rate (%)	6.25
Discount rate (%)	6.75

¹ Expressed on 100% basis.

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

³ Non-comparable.

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

⁵ Includes holdovers.

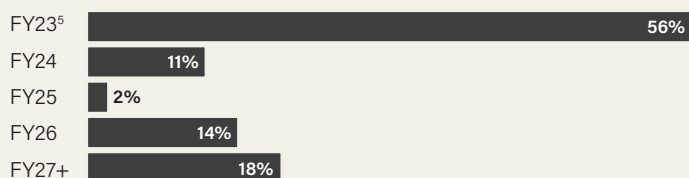
Property metrics

Gross lettable area (GLA) (sqm)	75,275
Number of tenants	158
Total Trade Area (000's)	381
Major tenants ²	ALDI, Coles, Greater Union Cinemas, Kmart, Myer, Target, Woolworths
Car spaces	3,999
Moving Annual Turnover (MAT) (\$m) ³	n.a.
MAT/sqm – Total (\$) ³	n.a.
MAT/sqm – Specialty (\$) ³	n.a.
Specialty occupancy cost (%) ^{3,4}	n.a.
Occupancy rate by GLA (%) ³	n.a.
Weighted average lease expiry by GLA (years)	3.0
Green Star Performance	4 Star
NABERS Energy rating	4 Star
NABERS Water rating	4 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





HALLS HEAD CENTRAL

Bindjareb Country

14 Guava Way, Halls Head WA 6210

hallsheadcentral.com.au

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

Property overview

State	WA
Centre type	Sub Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	ISPT Core Fund – 50
Date acquired	2001
Centre first opened	2001
Latest redevelopment	2016
Valuation External/Internal	Internal
Valuation (\$m) ¹	78.0
Valuation date	Dec-22
Capitalisation rate (%)	6.75
Discount rate (%)	7.25

1 Expressed on 100% basis.

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

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

4 Includes holdovers.

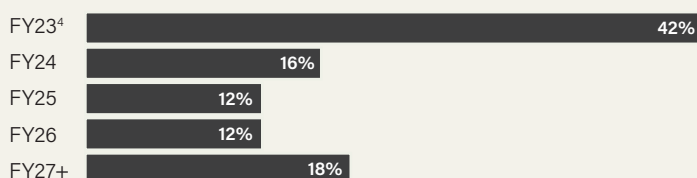
Property metrics

Gross lettable area (GLA) (sqm)	19,380
Number of tenants	49
Total Trade Area (000's)	54
Major tenants ²	ALDI, Coles, Kmart
Car spaces	960
Moving Annual Turnover (MAT) (\$m)	143.7
MAT/sqm – Total (\$)	8,298
MAT/sqm – Specialty (\$)	8,996
Specialty occupancy cost (%) ³	9.7
Occupancy rate by GLA (%)	93.5
Weighted average lease expiry by GLA (years)	4.6
Green Star Performance	4 Star
NABERS Energy rating	5 Star
NABERS Water rating	5 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





KARRATHA CITY

Ngarluma Country

16 Sharpe Avenue, Karratha WA 6714

karrathacitysc.com.au

Karratha City is a single level Sub Regional shopping centre located in regional northern Western Australia. It is anchored by Kmart, Coles and Woolworths as well as Karratha Furniture & Bedding, Red Dot, Retravisio, The Reject Shop and more than 35 specialty stores. In 2021, Karratha City switched to solar with a new state-of-the-art solar energy system which helps to power the centre.

Property overview

State	WA
Centre type	Sub Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Private investor – 50
Date acquired	2003
Centre first opened	1986
Latest redevelopment	2005
Valuation External/Internal	Internal
Valuation (\$m) ¹	93.0
Valuation date	Dec-22
Capitalisation rate (%)	7.75
Discount rate (%)	8.25

¹ Expressed on 100% basis.

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

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

⁴ Includes holdovers.

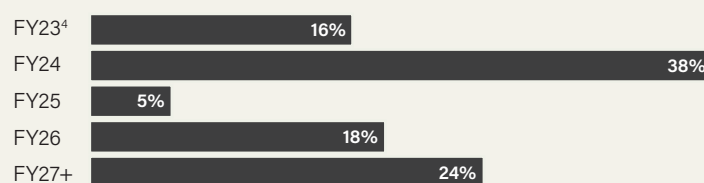
Property metrics

Gross lettable area (GLA) (sqm)	22,929
Number of tenants	54
Total Trade Area (000's)	22
Major tenants ²	Coles, Kmart, Woolworths
Car spaces	1,275
Moving Annual Turnover (MAT) (\$m)	230.8
MAT/sqm – Total (\$)	10,802
MAT/sqm – Specialty (\$)	11,170
Specialty occupancy cost (%) ³	9.0
Occupancy rate by GLA (%)	98.4
Weighted average lease expiry by GLA (years)	4.1
Green Star Performance	4 Star
NABERS Energy rating	4 Star
NABERS Water rating	3 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





LIVINGSTON MARKETPLACE

Whadjuk Country

Corner Ranford and Nicholson Roads, Canning Vale WA 6155

livingstonmarketplace.com.au

Livingston Marketplace is a single level Sub Regional shopping centre located in the Perth suburb of Canning Vale, approximately 21 kilometres south of the Perth CBD. It is anchored by Big W and Woolworths and includes more than 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	Internal
Valuation (\$m) ¹	84.5
Valuation date	Dec-22
Capitalisation rate (%)	6.00
Discount rate (%)	7.00

1 Expressed on 100% basis.

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

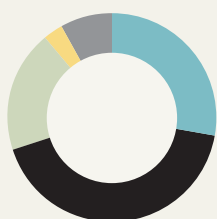
3 Inclusive of marketing levy and based on GST inclusive sales.

4 Includes holdovers.

Property metrics

Gross lettable area (GLA) (sqm)	15,601
Number of tenants	49
Total Trade Area (000's)	111
Major tenants ²	Big W, Woolworths
Car spaces	1,004
Moving Annual Turnover (MAT) (\$m)	138.4
MAT/sqm - Total (\$)	9,793
MAT/sqm - Specialty (\$)	11,237
Specialty occupancy cost (%) ³	10.3
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	2.4
Green Star Performance	4 Star
NABERS Energy rating	6 Star
NABERS Water rating	3 Star

Tenant mix by gross lettable area (GLA)



Supermarkets	28%
Discount department stores	42%
Specialties	19%
Other retail	3%
Non retail	8%

Specialty store lease expiry profile by income

FY23 ⁴	7%
FY24	24%
FY25	29%
FY26	6%
FY27+	33%



MADDINGTON CENTRAL

Whadjuk Country

Corner Burslem Drive and Attfield Street, Maddington WA 6109

maddingtoncentral.com.au

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

Property overview

State	WA
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2002
Centre first opened	1980
Latest redevelopment	2004
Valuation External/Internal	External
Valuation (\$m) ¹	97.0
Valuation date	Dec-22
Capitalisation rate (%)	7.25
Discount rate (%)	7.75

¹ Expressed on 100% basis.

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

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

⁴ Includes holdovers.

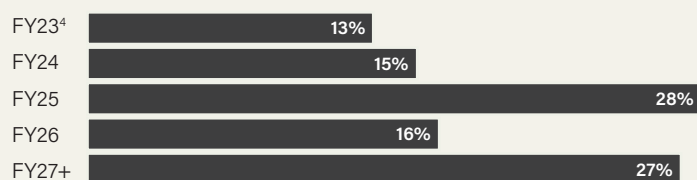
Property metrics

Gross lettable area (GLA) (sqm)	27,884
Number of tenants	75
Total Trade Area (000's)	178
Major tenants ²	Coles, Kmart, Woolworths
Car spaces	2,144
Moving Annual Turnover (MAT) (\$m)	203.3
MAT/sqm - Total (\$)	8,300
MAT/sqm - Specialty (\$)	8,692
Specialty occupancy cost (%) ³	11.1
Occupancy rate by GLA (%)	96.5
Weighted average lease expiry by GLA (years)	4.7
Green Star Performance	4 Star
NABERS Energy rating	4 Star
NABERS Water rating	3.5 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





MANDURAH FORUM

Bindjareb Country

330 Pinjarra Road, Mandurah WA 6210

mandurahforum.com.au

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

Property overview

State	WA
Centre type	Major Regional
Ownership interest (%)	Vicinity Centres - 50
Co-owner (%)	ISPT Core Fund - 50
Date acquired	1985
Centre first opened	1983
Latest redevelopment	2018
Valuation External/Internal	External
Valuation (\$m) ¹	420.0
Valuation date	Dec-22
Capitalisation rate (%)	6.50
Discount rate (%)	7.25

¹ Expressed on 100% basis.

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

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

⁴ Includes holdovers.

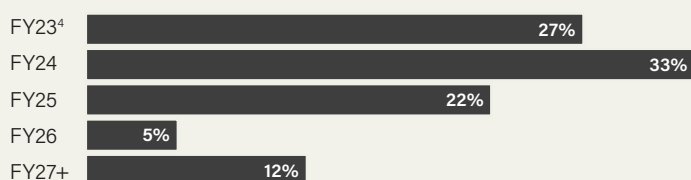
Property metrics

Gross lettable area (GLA) (sqm)	66,207
Number of tenants	194
Total Trade Area (000's)	128
Major tenants ²	Big W, Coles, David Jones, Kmart, Target, Woolworths
Car spaces	3,076
Moving Annual Turnover (MAT) (\$m)	444.4
MAT/sqm - Total (\$)	7,279
MAT/sqm - Specialty (\$)	8,745
Specialty occupancy cost (%) ³	16.0
Occupancy rate by GLA (%)	96.7
Weighted average lease expiry by GLA (years)	4.5
Green Star Performance	4 Star
NABERS Energy rating	5 Star
NABERS Water rating	3 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





ROCKINGHAM CENTRE

Whadjuk Country

1 Council Avenue, Rockingham WA 6168

rockinghamcentre.com.au

Rockingham Centre is a single level Regional shopping centre located approximately 47 kilometres south-west of the Perth CBD, in the gateway to WA's growing south-west corridor. It is anchored by Kmart, Target, Coles, Woolworths and Ace Cinemas and includes more than 135 specialty stores. Rockingham Centre opens out to Syren Street, the premier alfresco dining and leisure precinct for the area.

Property overview

State	WA
Centre type	Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	AMP Capital Shopping Centre Fund – 50
Date acquired	2002
Centre first opened	1971
Latest redevelopment	2009
Valuation External/Internal	External
Valuation (\$m) ¹	400.0
Valuation date	Dec-22
Capitalisation rate (%)	6.25
Discount rate (%)	7.25

1 Expressed on 100% basis.

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

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

4 Includes holdovers.

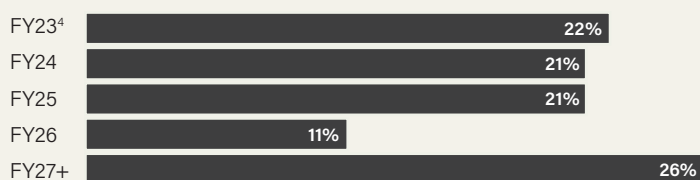
Property metrics

Gross lettable area (GLA) (sqm)	60,850
Number of tenants	185
Total Trade Area (000's)	226
Major tenants ²	Ace Cinemas, Coles, Kmart, Target, Woolworths
Car spaces	3,229
Moving Annual Turnover (MAT) (\$m)	459.3
MAT/sqm – Total (\$)	8,610
MAT/sqm – Specialty (\$)	10,157
Specialty occupancy cost (%) ³	12.8
Occupancy rate by GLA (%)	96.7
Weighted average lease expiry by GLA (years)	3.3
Green Star Performance	4 Star
NABERS Energy rating	5 Star
NABERS Water rating	3 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





VICTORIA PARK CENTRAL

Whadjuk Country

366 Albany Highway, Victoria Park WA 6101

vicparkcentral.com.au

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

Property overview

State	WA
Centre type	Neighbourhood
Ownership interest (%)	100
Date acquired	2004
Centre first opened	2004
Latest redevelopment	n.a.
Valuation External/Internal	Internal
Valuation (\$m) ¹	27.0
Valuation date	Dec-22
Capitalisation rate (%)	5.50
Discount rate (%)	6.25

1 Expressed on 100% basis.

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

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

4 Includes holdovers.

Property metrics

Gross lettable area (GLA) (sqm)	5,772
Number of tenants	24
Total Trade Area (000's)	44
Major tenants ²	Woolworths
Car spaces	225
Moving Annual Turnover (MAT) (\$m)	57.3
MAT/sqm – Total (\$)	11,040
MAT/sqm – Specialty (\$)	8,156
Specialty occupancy cost (%) ³	10.7
Occupancy rate by GLA (%)	97.9
Weighted average lease expiry by GLA (years)	2.1
Green Star Performance	3 Star
NABERS Energy rating	3.5 Star
NABERS Water rating	0 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





WARWICK GROVE

Whadjuk Country

Corner Beach and Erindale Roads, Warwick WA 6024

warwickgrove.com.au

Warwick Grove is a single level Sub Regional shopping centre located approximately 15 kilometres north of the Perth CBD. It is anchored by Kmart, ALDI, Coles, Woolworths and Grand Cinemas and includes more than 60 specialty stores.

Property overview

State	WA
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2001
Centre first opened	1974
Latest redevelopment	2003
Valuation External/Internal	External
Valuation (\$m) ¹	165.0
Valuation date	Dec-22
Capitalisation rate (%)	6.75
Discount rate (%)	7.50

1 Expressed on 100% basis.

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

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

4 Includes holdovers.

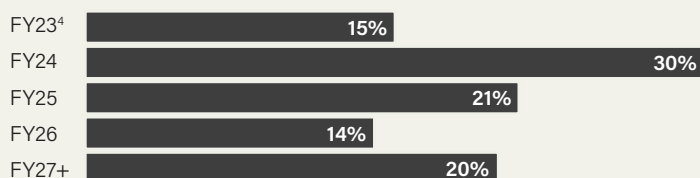
Property metrics

Gross lettable area (GLA) (sqm)	32,101
Number of tenants	91
Total Trade Area (000's)	105
Major tenants ²	ALDI, Coles, Grand Cinemas, Kmart, Woolworths
Car spaces	1,547
Moving Annual Turnover (MAT) (\$m)	245.6
MAT/sqm - Total (\$)	8,382
MAT/sqm - Specialty (\$)	8,712
Specialty occupancy cost (%) ³	12.6
Occupancy rate by GLA (%)	99.3
Weighted average lease expiry by GLA (years)	4.1
Green Star Performance	4 Star
NABERS Energy rating	4.5 Star
NABERS Water rating	5 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





vicinity.com.au

