



# Property Portfolio

31 December 2023



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# About Region Group

At Region, we are passionate about making life's essentials easy and inspiring, enabling communities to thrive and grow. We began our journey as SCA Property Group, originally formed by Woolworths to manage shopping centres in regional catchments and growing neighbourhoods.

Over the last 11-years, we have been quietly achieving, growing our portfolio of shopping centres to 93 retail properties across Australia. Region's purpose is supporting better communities through life's essentials. The value of our business is more than its physical properties. It lies in the wellbeing of our people, the prosperity of our retailers as we work together to provide the essential needs of our customers.

Our ambition is to do better for the communities we operate in, our people and investors inspired us to think differently.

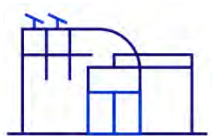
Our positioning means we are resilient as a business, delivering growth to our investors, customers, and the communities we serve.

## Our Portfolio

Region owns and manages 93 convenience-based retail properties valued at \$4,303.6 million. We also manage 8 properties on behalf of the Metro Fund.

Many of our convenience-based retail properties have a strong weighting to food sales, due to grocery-based anchors such as supermarkets.

Region's portfolio benefits from long-term leases to Woolworths Group Limited and Coles Group Limited, which act as an anchor tenant at most properties. Woolworths and Coles are Australia's largest retailers by sales revenue and number of stores.



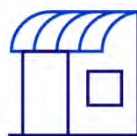
**93**

Owned retail properties



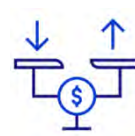
**\$4,303.6m**

Total owned portfolio value



**2,091**

No. specialty tenants<sup>1</sup>



**6.0 years**

Weighted average lease expiry (by GLA)



**790,894**

Gross lettable area

Current as at 31 December 2023

1. Number of specialty tenants includes mini majors, pad sites, specialties and kiosks

- Sub-regional
- Neighbourhood
- Metro Fund



Current as at 31 December 2023

# Property Portfolio

Property	Property Type	Anchor Tenant(s)	Total GLA (sqm)	Occupancy (% by GLA)	WALE (Years by GLA)	Valuation Cap Rate	Valuation Dec 2023 (\$m)
<b>New South Wales</b>							
Auburn Central	Neighbourhood	Woolworths; ALDI	13,583	95.6%	7.7	6.00%	120.0
Belmont Central Shopping Centre	Neighbourhood	Woolworths	8,027	96.2%	6.5	6.25%	29.4
Cabarita Beach Shopping Centre	Neighbourhood	Woolworths	3,423	100.0%	7.9	5.50%	27.1
Cardiff Shopping Centre	Neighbourhood	Woolworths	5,395	100.0%	9.4	5.50%	29.6
Delroy Park Shopping Centre	Neighbourhood	Woolworths	4,202	99.0%	7.7	5.75%	22.8
Goonellabah Shopping Centre	Neighbourhood	Woolworths	5,188	100.0%	7.3	5.50%	26.3
Greystanes Shopping Centre	Neighbourhood	Woolworths	6,001	100.0%	8.0	5.25%	75.1
Griffin Plaza	Neighbourhood	Coles	7,189	94.0%	2.9	6.00%	31.8
Katoomba Marketplace	Neighbourhood	Woolworths; Big W	9,719	100.0%	11.8	5.25%	57.2
Lane Cove Market Square	Neighbourhood	Woolworths	6,717	100.0%	8.0	5.50%	60.8
Lavington Square	Sub-Regional	Woolworths; Big W	20,225	100.0%	1.9	6.75%	69.1
Leura Shopping Centre	Neighbourhood	Woolworths	2,545	100.0%	8.7	5.50%	21.3
Lismore Central Shopping Centre	Neighbourhood	Woolworths	6,760	N/A - Development		6.75%	28.9
Macksville Shopping Centre	Neighbourhood	Woolworths	3,445	94.0%	10.2	5.25%	20.0
Marketown Shopping Centre - East	Sub-Regional	Woolworths, Dan Murphy's, Big W	16,765	99.1%	6.6	6.38%	72.6
Marketown Shopping Centre - West	Neighbourhood	Coles, Officeworks	9,618	97.7%	5.5	5.25%	72.4
MarketPlace Raymond Terrace	Sub-Regional	Woolworths; Big W	14,834	99.3%	4.7	6.25%	85.0
Moama Marketplace	Neighbourhood	Woolworths	4,501	100.0%	9.9	5.50%	20.7
Morisset Shopping Centre	Neighbourhood	Woolworths	4,141	100.0%	3.6	5.75%	23.1
Muswellbrook Fair	Neighbourhood	Coles	9,006	95.2%	3.5	5.50%	45.8
North Orange Shopping Centre	Neighbourhood	Woolworths	4,841	94.3%	10.0	5.00%	49.7
Northgate Tamworth Shopping Centre	Neighbourhood	Coles	4,125	100.0%	7.3	6.25%	18.3
Sturt Mall	Sub-Regional	Coles; Kmart	15,323	97.5%	4.5	6.50%	83.0
The Waterfront Town Centre	Neighbourhood	Woolworths	5,043	100.0%	12.0	5.25%	52.0
Tura Beach Shopping Centre	Neighbourhood	Woolworths	5,009	98.1%	8.8	5.50%	24.4
Ulladulla Shopping Centre	Neighbourhood	Woolworths	5,268	100.0%	10.1	5.25%	34.1
West End Plaza	Sub-Regional	Coles; Kmart	15,075	100.0%	3.5	6.50%	80.6
<b>Total NSW</b>	<b>27</b>		<b>215,968</b>	<b>98.5%</b>	<b>6.5</b>	<b>5.84%</b>	<b>1,281.1</b>
<b>Northern Territory</b>							
Bakewell Shopping Centre	Neighbourhood	Woolworths	6,407	90.8%	5.9	6.25%	48.5
<b>Total NT</b>	<b>1</b>		<b>6,407</b>	<b>90.8%</b>	<b>5.9</b>	<b>6.25%</b>	<b>48.5</b>

Current as at 31 December 2023

# Property Portfolio

Property	Property Type	Anchor Tenant(s)	Total GLA (sqm)	Occupancy (% by GLA)	WALE (Years by GLA)	Valuation Cap Rate	Valuation Dec 2023 (\$m)
<b>Queensland</b>							
Annandale Central	Neighbourhood	Coles	6,648	93.5%	3.4	6.50%	28.9
Brassall Shopping Centre	Neighbourhood	Woolworths; ALDI	10,280	100.0%	5.4	5.75%	46.3
Brookwater Village	Neighbourhood	Woolworths	6,754	94.8%	7.6	6.25%	36.5
Burdekin Plaza	Neighbourhood	Coles	5,455	95.4%	2.0	6.25%	25.1
Bushland Beach Plaza	Neighbourhood	Coles	4,566	99.3%	7.7	6.00%	26.0
Central Highlands Marketplace	Sub-Regional	Woolworths; Big W	18,136	99.1%	7.6	7.25%	68.3
Chancellor Park Marketplace	Neighbourhood	Woolworths	5,893	100.0%	9.3	5.50%	54.5
Cooloola Cove Shopping Centre	Neighbourhood	Woolworths	4,293	96.0%	5.2	5.75%	17.1
Drayton Central Shopping Centre	Neighbourhood	Woolworths	6,789	99.5%	7.8	5.75%	29.6
Kirkwood Shopping Centre	Neighbourhood	Woolworths	6,317	98.8%	6.0	6.25%	25.9
Greenbank Shopping Centre	Neighbourhood	Woolworths	5,690	100.0%	4.4	5.50%	36.2
Jimboomba Junction Shopping Centre	Neighbourhood	Coles	6,016	91.7%	6.8	6.00%	30.0
Lillybrook Shopping Village	Neighbourhood	Coles	6,988	97.8%	3.6	6.25%	29.2
Marian Town Centre	Neighbourhood	Woolworths	9,443	96.7%	6.6	6.50%	39.3
Marketplace Warner	Neighbourhood	Woolworths; ALDI	11,609	93.9%	7.2	5.95%	81.0
Miami One Shopping Centre	Neighbourhood	Coles	4,644	93.2%	2.5	6.00%	31.9
Mission Beach Marketplace	Neighbourhood	Woolworths	3,905	100.0%	3.9	6.00%	13.4
Moggill Village	Neighbourhood	Coles	6,392	97.7%	9.0	5.25%	51.0
Mount Isa Village	Neighbourhood	Coles; Kmart	9,670	97.3%	6.4	7.25%	45.9
Mudgeeraba Market Shopping Centre	Neighbourhood	Woolworths	6,144	98.9%	6.4	6.00%	42.0
North Shore Village	Neighbourhood	Coles	4,047	100.0%	3.8	5.25%	34.5
Ooralea Shopping Centre	Neighbourhood	Woolworths	5,556	100.0%	6.6	6.25%	30.1
Oxford Village	Neighbourhood	Woolworths	5,844	98.7%	7.5	5.25%	49.0
Port Village	Neighbourhood	Coles; Kmart	6,351	100.0%	4.1	6.25%	35.7
Soda Factory West End	Neighbourhood	Coles	5,220	N/A - Development		6.25%	41.8
Sugarworld Shopping Centre	Neighbourhood	Coles	4,851	95.1%	8.1	6.25%	27.6
Whitsunday Shopping Centre	Neighbourhood	Coles	7,726	95.6%	2.4	7.00%	38.4
Woodford Shopping Centre	Neighbourhood	Woolworths	3,668	100.0%	3.4	5.50%	16.8
Worongary Town Centre	Neighbourhood	Coles	7,091	88.9%	1.8	5.75%	52.3
<b>Total QLD</b>	<b>29</b>		<b>195,986</b>	<b>97.2%</b>	<b>5.8</b>	<b>6.08%</b>	<b>1,084.3</b>

Current as at 31 December 2023



# Property Portfolio

Property	Property Type	Anchor Tenant(s)	Total GLA (sqm)	Occupancy (% by GLA)	WALE (Years by GLA)	Valuation Cap Rate	Valuation Dec 2023 (\$m)
<b>South Australia</b>							
Blakes Crossing Shopping Centre	Neighbourhood	Woolworths	5,089	100.0%	4.1	5.50%	32.1
Dernancourt Shopping Centre	Neighbourhood	Coles	8,352	99.1%	4.1	5.75%	39.1
Fairview Green Shopping Centre	Neighbourhood	Romeo's Foodland	5,713	100.0%	7.1	6.25%	32.6
Mount Gambier Marketplace	Sub-Regional	Woolworths; Big W; Bunnings	27,530	98.0%	8.1	6.54%	74.1
Murray Bridge Marketplace	Sub-Regional	Woolworths; Big W	18,475	95.9%	4.2	7.00%	63.5
<b>Total SA</b>	<b>5</b>		<b>65,159</b>	<b>97.9%</b>	<b>6.1</b>	<b>6.36%</b>	<b>241.4</b>
<b>Tasmania</b>							
Burnie Plaza	Neighbourhood	Coles; Kmart	8,378	100.0%	4.1	6.25%	31.3
Claremont Plaza	Neighbourhood	Woolworths	10,006	98.6%	7.2	6.00%	51.5
Glenorchy Central	Neighbourhood	Woolworths	7,089	99.1%	2.6	6.25%	27.7
Greenpoint Plaza	Neighbourhood	Woolworths	5,907	100.0%	5.7	6.00%	23.3
Kingston Plaza	Neighbourhood	Coles	4,958	100.0%	4.2	5.75%	36.3
Meadow Mews Plaza	Neighbourhood	Coles	7,666	97.8%	3.1	6.00%	76.4
New Town Plaza	Neighbourhood	Coles; Kmart	11,443	100.0%	5.0	5.75%	58.0
Prospect Vale Marketplace	Neighbourhood	Woolworths	7,822	99.7%	8.5	6.00%	38.0
Riverside Plaza	Neighbourhood	Woolworths	3,106	100.0%	6.3	5.50%	14.2
Shoreline Plaza	Neighbourhood	Woolworths	6,263	98.6%	2.9	6.00%	42.1
Sorell Plaza	Neighbourhood	Coles	7,836	100.0%	4.8	5.75%	35.7
<b>Total TAS</b>	<b>11</b>		<b>80,474</b>	<b>99.4%</b>	<b>5.0</b>	<b>5.94%</b>	<b>434.5</b>
<b>Victoria</b>							
Bentons Square	Neighbourhood	Woolworths; Dan Murphy's	9,987	96.4%	4.8	5.25%	115.4
Delacombe Town Centre	Sub-Regional	Woolworths; Kmart; Dan Murphy's	18,554	98.4%	6.0	6.00%	116.0
Drouin Central <sup>1</sup>	Property held for sale	Woolworths	3,777	100.0%	4.6	5.30%	20.4
East Warrnambool Shopping Centre	Neighbourhood	Woolworths	4,319	100.0%	4.3	5.25%	19.4
Langwarrin Plaza	Neighbourhood	Woolworths	6,161	100.0%	1.5	5.25%	28.3
Lilydale Marketplace	Sub-Regional	Woolworths; Big W; ALDI	22,060	99.3%	9.1	6.25%	114.9
Ocean Grove Marketplace	Neighbourhood	Woolworths	6,899	94.7%	1.5	5.75%	42.3
Pakenham Central Marketplace	Sub-Regional	Woolworths; Big W	16,946	100.0%	3.6	6.25%	92.0
The Gateway Shopping Centre	Neighbourhood	Coles	10,833	97.6%	7.1	5.75%	68.0
Warrnambool Shopping Centre	Neighbourhood	Target	7,012	97.5%	1.1	7.50%	16.0
White Box Rise Shopping Centre	Neighbourhood	Woolworths	4,949	97.0%	8.6	5.25%	29.6
Wonthaggi Plaza	Neighbourhood	Coles; Kmart	11,854	99.9%	4.3	5.75%	53.0
<b>Total VIC</b>	<b>12</b>		<b>123,351</b>	<b>98.6%</b>	<b>5.3</b>	<b>5.83%</b>	<b>715.3</b>

1. Drouin classified as investment property held for sale at 31 December 2023.



# Property Portfolio

Property	Property Type	Anchor Tenant(s)	Total GLA (sqm)	Occupancy (% by GLA)	WALE (Years by GLA)	Valuation Cap Rate	Valuation Dec 2023 (\$m)
<b>Western Australia</b>							
Busseton Shopping Centre	Neighbourhood	Woolworths	5,432	98.2%	9.7	5.75%	29.5
Currambine Central	Neighbourhood	Woolworths; Dan Murphy's; Farmer Jacks; Hoyts	17,113	98.0%	6.6	6.75%	84.2
Kalamunda Central	Neighbourhood	Coles	8,373	96.0%	2.4	6.00%	51.0
Kwinana Marketplace	Sub-Regional	Coles; Woolworths; Big W; Dan Murphy's	32,850	98.2%	8.0	7.00%	143.1
Stirlings Central	Neighbourhood	Woolworths	8,463	94.3%	6.3	6.75%	42.7
Treendale Shopping Centre	Neighbourhood	Woolworths	7,342	97.3%	3.4	6.00%	37.0
Tyne Square	Neighbourhood	Supa IGA	2,109	100.0%	4.3	6.00%	11.4
Warnbro Centre	Sub-Regional	Coles; Woolworths; Big W	21,867	96.8%	6.5	7.00%	99.6
<b>Total WA</b>	<b>8</b>		<b>103,549</b>	<b>97.3%</b>	<b>6.5</b>	<b>6.66%</b>	<b>498.5</b>
<b>Total Owned Portfolio</b>	<b>93</b>		<b>790,894</b>	<b>98.0%</b>	<b>6.0</b>	<b>6.04%</b>	<b>4,303.6</b>

Current as at 31 December 2023





# Region Group Property Profiles

## New South Wales

# Auburn Central

Cnr Harrow Road & Queen Street NSW



## Centre Overview

Auburn Central is a large neighbourhood shopping centre anchored by a full line Woolworths, Aldi Supermarket, a Tong Li Asian grocer and supported by 59 specialty stores predominantly focused on fresh food. The centre has 640 car park spaces over two basement levels.

## Location details

Auburn is located in the Central Western suburbs of Sydney, some 16kms to the west of Sydney CBD and 6km east of Parramatta Central Business Area. The suburb is located directly south of Parramatta Road, which is a major arterial road linking the Sydney CBD in the east to Parramatta in the west. Parramatta Road generally consists of three lanes of traffic in each direction and is one of Sydney's busiest roads.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	13,583
Anchor tenants	Woolworths; ALDI
No. of specialties	60
Valuation	\$120.0m
Cap rate	6.00%
Occupancy rate	96%
WALE (years)	7.7

Current as at 31 December 2023

# Belmont Central Shopping Centre

1 Singleton St, Belmont NSW



## Centre Overview

Belmont Central Shopping Centre is a single-level neighbourhood centre anchored by Woolworths Supermarket and supported by a mini-major and 17 specialties. This asset also comprises Belmont Bowling Club which is situated directly above the centre.

## Location details

Belmont Central Shopping Centre and Belmont Bowling Club are located within the suburb of Belmont, NSW. Belmont is a coastal suburb situated within the Lake Macquarie region of NSW, approximately 20km south of the Newcastle CBD. The centre is positioned within the Belmont retail-shopping precinct and bounded by the Pacific Highway to the east, Singleton Street to the north and High Street to the south.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	8,027
Anchor tenants	Woolworths
No. of specialties	18
Valuation	\$29.4m
Cap rate	6.25%
Occupancy rate	96%
WALE (years)	6.5

Current as at 31 December 2023

# Cabarita Beach Shopping Centre

39–45 Tweed Coast Rd, Bogangar NSW



## Centre Overview

Cabarita Shopping Centre is a single-level neighbourhood shopping centre, constructed in 2013. The centre is anchored by Woolworths Supermarket and complemented by 11 specialty tenancies. The centre provides over 200 parking spaces.

## Location details

Cabarita Shopping Centre is located in the town centre of Cabarita, surrounded by established residential developments. The centre is located on the western side of the Tweed Coast Road, being the major coastal arterial thoroughfare. The accessibility of the centre provides a convenient retail offering for travellers from Byron Bay and Gold Coast.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	3,423
Anchor tenants	Woolworths
No. of specialties	11
Valuation	\$27.1m
Cap rate	5.50%
Occupancy rate	100%
WALE (years)	7.9

Current as at 31 December 2023



# Cardiff Shopping Centre

36 Macquarie Rd, Cardiff NSW



## Centre Overview

Cardiff Shopping Centre is a neighbourhood shopping centre, anchored by a Woolworths Supermarket and complemented by 14 specialty stores. The centre offers basement parking spaces which can be accessed via both Macquarie Road and Harrison Street.

## Location details

Cardiff Shopping Centre is located within the town centre of Cardiff, an established residential suburb which is situated approximately 15km west of the Newcastle CBD and 150km north of Sydney. More specifically, the centre is located on the corner of Main and Macquarie Roads, being the major arterial routes. Cardiff train station is located a close 650m from the centre.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	5,395
Anchor tenants	Woolworths
No. of specialties	14
Valuation	\$29.6m
Cap rate	5.50%
Occupancy rate	100%
WALE (years)	9.4

Current as at 31 December 2023

# Delroy Park Shopping Centre

1 Torvean Ave, Delroy Park, Dubbo NSW



## Centre Overview

Delroy Park Shopping Centre is anchored by Woolworths Supermarket and supported by 10 specialty retailers. The centre opened in 2010 and is the main convenience and social hub for the Delroy Park residential estate.

## Location details

Dubbo is geographically located in the heart of New South Wales, approximately 300km from Sydney. The centre occupies a site on the north-eastern corner of Minore Road and Baird Drive. Minore Road is a major carriageway, connecting with the Newell Highway to the east. A number of community facilities exist in close proximity to the centre including schools, Dubbo Golf Course, and a range of parks and public open spaces.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	4,202
Anchor tenants	Woolworths
No. of specialties	10
Valuation	\$22.8m
Cap rate	5.75%
Occupancy rate	99%
WALE (years)	7.7

Current as at 31 December 2023

# Goonellabah Shopping Centre

2 Simeoni Dr, Goonellabah NSW



## Centre Overview

Goonellabah Shopping Centre which completed in 2012, is anchored by a Woolworths Supermarket and is complemented by 9 specialty stores. Car parking is provided for over 250 vehicles.

## Location details

Goonellabah Shopping Centre is located in Goonellabah, an established residential suburb of greater Lismore located approximately 740km to the north of Sydney CBD.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	5,188
Anchor tenants	Woolworths
No. of specialties	9
Valuation	\$26.3m
Cap rate	5.50%
Occupancy rate	100%
WALE (years)	7.3

Current as at 31 December 2023



# Greystanes Shopping Centre

655–669 Merrylands Rd, Greystanes NSW



## Centre Overview

Greystanes Shopping Centre is anchored by a Woolworths Supermarket and offers a convenient tenancy mix with 30 specialties, predominantly food and services retailers. The centre is set on one level with over 250 car spaces, including an underground car park. The centre underwent refurbishment in 2014 to further enhance its convenience to customers.

## Location details

Greystanes Shopping Centre is located 29km west of Sydney. The centre is situated alongside Merrylands Road just off Cumberland Highway. Merrylands Road is a major traffic route in the western Sydney region. The centre is situated close to various facilities including primary and secondary schools and an aged care facility.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	6,001
Anchor tenants	Woolworths
No. of specialties	30
Valuation	\$75.1m
Cap rate	5.25%
Occupancy rate	100%
WALE (years)	8.0

Current as at 31 December 2023

# Griffin Plaza

2 Yambil St, Griffith NSW



## Centre Overview

Griffin Plaza is located in the main township of Griffith and is close to Griffith's major arterial routes. The centre is anchored by a Coles and has a great tenancy mix that includes both local and national retailers. There are approximately 300 car park spaces available which can be easily accessed from the Yambil St, Crossing St, and Bonegilla Rd entrances.

## Location details

Griffith is located approximately 480km from Sydney and is an established residential area and administrative centre. As one of the largest wine-growing regions in NSW, Griffith acts as the commercial heart for growers, manufacturers and suppliers. The centre is located in the retail heart of Griffith and is situated one block south of Banna Avenue, which forms part of the main east-west route through Griffith and adjoining the Burley Griffin Highway.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	7,189
Anchor tenants	Coles
Mini-major	The Reject Shop
No. of specialties	27
Valuation	\$31.8m
Cap rate	6.00%
Occupancy rate	94%
WALE (years)	2.9

Current as at 31 December 2023

# Katoomba Marketplace

30-34 Waratah St, Katoomba NSW



## Centre Overview

Katoomba Marketplace is located in Katoomba, a major town within the Blue Mountains. The centre is conveniently located on the eastern side of Parke Street, within the main town centre. Parke street is a major thoroughfare linking the main northern entrance to the town centre from the Great Western Highway. The centre has ample parking that is accessible via Pioneer Place and Waratah Street.

## Location details

Katoomba is popular for visitors to the Blue Mountains. The area boasts many tourist destinations including the Three Sisters, Scenic Railway and the historical Hydro Majestic. Katoomba also hosts the Winter Magic Festival in June each year. Katoomba offers many fine coffee shops, restaurants and galleries.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	9,719
Anchor tenants	Woolworths; Big W
Valuation	\$57.2m
Cap rate	5.25%
Occupancy rate	100%
WALE (years)	11.8

Current as at 31 December 2023



# Lane Cove Market Square

24–28 Burns Bay Rd, Lane Cove NSW



## Centre Overview

Lane Cove Market Square is an enclosed three-level neighbourhood shopping centre anchored by Woolworths and complemented by 14 specialty stores. The centre was originally constructed in 2009 and provides undercover basement car parking for approximately 321 vehicles, with three hours of free parking for customers.

## Location details

Lane Cove is located in the inner northern Sydney region only 7km from Sydney's CBD. It is geographically contained, surrounded by the Lane Cove River and major arterial roads. One of the more leafy suburbs of Sydney, it fosters a unique sense of community. The centre is also in close proximity to the Lane Cove public school, aquatic centre, and the library.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	6,717
Anchor tenants	Woolworths
Mini-major	Priceline Pharmacy
No. of specialties	14
Valuation	\$60.8m
Cap rate	5.50%
Occupancy rate	100%
WALE (years)	8.0

Current as at 31 December 2023

# Lavington Square

351 Griffith Rd, Lavington NSW



## Centre Overview

Lavington Square is a single-level sub-regional shopping centre. It is anchored by Woolworths and Big W and is complemented by more than 55 specialty stores, offering a mix of fashion, services, and a 350-seat food court.

## Location details

Lavington Square is located within the commercial centre of Lavington, which is 4.5km north of Albury CBD. Lavington Square is situated in a central position in the town centre on a triangular-shaped site bounded by Griffith Road, Breen Street and Prune Street. Griffith Road runs parallel with Wagga Road which serves as the main road link to the Hume Highway (M31). In close proximity to the centre is Lavington Library, Lavington Community Centre, Lavington Swim Centre, medical services and several schools.

### Property Summary

Centre type	Sub-Regional
Centre GLA sqm	20,225
Anchor tenants	Woolworths; Big W
Mini-major	The Reject Shop, Rivers, Best & Less
No. of specialties	58
Valuation	\$69.1m
Cap rate	6.75%
Occupancy rate	100%
WALE (years)	1.9

Current as at 31 December 2023

# Leura Shopping Centre

152–160 The Mall, Leura NSW



## Centre Overview

Leura comprises a fully enclosed, predominantly single-level, neighbourhood shopping centre, anchored by a Woolworths Supermarket and complemented by 6 specialties. The centre comprises 90 basement car parking spaces and also benefits from an adjoining council-owned car park which provides parking for an additional 138 vehicles.

## Location details

Leura is as popular for visitors to the Blue Mountains as Katoomba itself and is located just off the Great Western Highway and easily accessible by train.

The area boasts many gardens which are privately owned yet open at selected times of the year to the public. Leura Garden Festival and Leura Village Fair are popular events held in October each year.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	2,545
Anchor tenants	Woolworths
No. of specialties	6
Valuation	\$21.3m
Cap rate	5.50%
Occupancy rate	100%
WALE (years)	8.7

Current as at 31 December 2023



# Lismore Central Shopping Centre

44 Carrington St, Lismore NSW



## Centre Overview

Lismore Central is a neighbourhood centre anchored by Woolworths and 22 specialty stores. The redevelopment of the centre was completed in 2023. The centre has an underground car park that provides for approximately 200 customer car spaces.

## Location details

Lismore Central is located in the centre of town, close to residential areas and commercial services. The centre is bounded by Keen Street to the east and Carrington Street to the west and is located close to Bruxner Highway, which links to the Pacific Highway to the east, and to Casino and Summerland Way in the west.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	6,760
Anchor tenants	Woolworths
No. of specialties	22
Valuation	\$28.9m
Cap rate	6.75%
Occupancy rate	N/A - Development
WALE (years)	N/A - Development

Current as at 31 December 2023



# Macksville Shopping Centre

37 Cooper St, Macksville NSW



## Centre Overview

Macksville Shopping Centre is a neighbourhood centre that opened in 2010. The centre is anchored by Woolworths and complemented by 5 specialties. The centre is serviced by a car park that is easily accessible from the south via Boundary Road and from the east via Wills Street.

## Location details

The centre is located on the northern coast of NSW, 490km north of Sydney. The centre is situated on the north-eastern corner of the Pacific Highway and Boundary Street, a short distance south of the town of Macksville. The Pacific Highway is the main north-south coastal carriageway linking Sydney and Brisbane.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	3,445
Anchor tenants	Woolworths
No. of specialties	5
Valuation	\$20.0m
Cap rate	5.25%
Occupancy rate	94%
WALE (years)	10.2

Current as at 31 December 2023

# Marktown Shopping Centre – East

23 Steel Street, Newcastle West NSW



## Centre Overview

Marktown East Shopping Centre comprises an enclosed, stratum titled, sub-regional shopping centre which forms part of a mixed-use stratum development with 161 residential apartments above. The centre is anchored by Woolworths Supermarket, Big W, Dan Murphy's, 4 mini-major tenancies and over 30 specialties. Multi-deck car parking is provided for 620 vehicles over three levels.

## Location details

The centre is situated within the Newcastle Central Business District with close proximity to commercial offices and high-density residential developments.

### Property Summary

Centre type	Sub-Regional
Centre GLA sqm	16,765
Anchor tenants	Woolworths, Dan Murphy's, Big W
No. of specialties	34
Valuation	\$72.6m
Cap rate	6.38%
Occupancy rate	99%
WALE (years)	6.6

Current as at 31 December 2023

# Markettown Shopping Centre – West

136 Parry Street, Newcastle West NSW



## Centre Overview

Markettown West Shopping Centre comprises a single-level neighbourhood shopping centre which is anchored by Coles Supermarket and Officeworks and supported by 29 specialty tenancies. The centre provides on-grade car parking for 300 vehicles.

## Location details

The centre is situated within the Newcastle Central Business District with close proximity to commercial offices and high-density residential developments.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	9,618
Anchor tenants	Coles, Officeworks
No. of specialties	29
Valuation	\$72.4m
Cap rate	5.25%
Occupancy rate	98%
WALE (years)	5.5

Current as at 31 December 2023



# Marketplace Raymond Terrace

35-39 William Street, Raymond Terrace NSW



## Centre Overview

Marketplace Raymond Terrace is a fully enclosed sub-regional shopping centre constructed circa 1998. The centre is anchored by Big W Discount Department Store and Woolworths Supermarket in addition to over 40 specialty tenancies. The property provides car parking for over 600 vehicles, the majority of which are located under cover.

## Location details

Raymond Terrace Marketplace is located within Raymond Terrace and is within the Local Government Area administered by Port Stephens Council. More particularly, the property is bound by William Street to the south, Port Stephens Street to the west, and Bourke Street to the north.

### Property Summary

Centre type	Sub-Regional
Centre GLA sqm	14,834
Anchor tenants	Woolworths; Big W
No. of specialties	43
Valuation	\$85.0m
Cap rate	6.25%
Occupancy rate	99%
WALE (years)	4.7

Current as at 31 December 2023

# Moama Marketplace

2 Perricoota Rd, Moama NSW



## Centre Overview

Moama Marketplace is a well-established centre anchored by Woolworths and supported by 6 specialty tenants including a medical centre and pharmacy. The region sees strong increases in traffic due to tourism around summer and key holiday periods which supports the local economy. Activities such as boating, camping, fishing and caravanning are popular in the area.

## Location details

Moama Marketplace is located in the northern side of the Murray River in New South Wales, 230km from Melbourne. Moama is a popular tourist destination due to its close proximity to Echuca with its river port and historic buildings. Moama's commercial centre lines Meninya Street, which is part of the Cobb Highway, linking the New South Wales Riverina and outback with Victoria.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	4,501
Anchor tenants	Woolworths
No. of specialties	6
Valuation	\$20.7m
Cap rate	5.50%
Occupancy rate	100%
WALE (years)	9.9

Current as at 31 December 2023

# Morriset Shopping Centre

103 -105 Dora St, Morisset NSW



## Centre Overview

Morisset Shopping Centre is a neighbourhood centre located in the Lake Macquarie region and anchored by Woolworths Supermarket. The centre features a mix of 8 specialty retailers, which offer food catering, retail services and banking facilities. The centre entrance fronts the main road Dora Street, with underground parking to the rear via Doyalson Street.

## Location details

Morisset Shopping Centre is located 45km south-west of the Newcastle CBD, and 120km north of Sydney. The centre is located on Dora Street, the main east-west thoroughfare traversing Morisset which also connects with the Sydney-Newcastle freeway. Morisset train station is located approximately 200m from the centre.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	4,141
Anchor tenants	Woolworths
No. of specialties	8
Valuation	\$23.1m
Cap rate	5.75%
Occupancy rate	100%
WALE (years)	3.6

Current as at 31 December 2023



# Muswellbrook Fair

19–29 Rutherford Rd, Muswellbrook NSW



## Centre Overview

Muswellbrook Fair is a neighbourhood centre, anchored by Coles Supermarket, 2 mini majors and 20 specialty retailers. The single-level centre is configured over three buildings which surround the centrally located on-grade car park.

## Location details

Muswellbrook Fair is located in the Upper Hunter Valley region, 120km north-west of the Newcastle CBD and 250km north of Sydney. The centre is situated on Rutherford Road and Woollybutt Way, which directly connects to the main arterial road servicing Muswellbrook town centre.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	9,006
Anchor tenants	Coles
Mini-major	The Reject Shop, Chemist Warehouse
No. of specialties	22
Valuation	\$45.8m
Cap rate	5.50%
Occupancy rate	95%
WALE (years)	3.5

Current as at 31 December 2023



# North Orange Shopping Centre

9 Telopea Way, Orange NSW



## Centre Overview

North Orange Shopping Centre is a neighbourhood centre anchored by Woolworths Supermarket and 14 specialty stores. The tenancy mix focuses on food and services to enhance the customer convenience experience.

## Location details

North Orange Shopping Centre is located in the city of Orange, in the Central Tablelands region of New South Wales, approximately 260km west of the Sydney CBD.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	4,841
Anchor tenants	Woolworths
No. of specialties	14
Valuation	\$49.7m
Cap rate	5.00%
Occupancy rate	94%
WALE (years)	10.0

Current as at 31 December 2023

# Northgate Tamworth Shopping Centre

Peel St, Tamworth North NSW



## Centre Overview

Northgate Tamworth Shopping Centre is a neighbourhood centre anchored by Coles Supermarket. Opened in late 2014, the centre features a mix of independent and national retailers supported by over 215 car parks available with easy customer access.

## Location details

Tamworth is a regional town located approximately 3 hours drive inland from Port Macquarie. Only metres from the North Tamworth sporting fields, the centre provides an easily accessible retail offering for community members.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	4,125
Anchor tenants	Coles
No. of specialties	13
Valuation	\$18.3m
Cap rate	6.25%
Occupancy rate	100%
WALE (years)	7.3

Current as at 31 December 2023

# Sturt Mall

135 Baylis Street, Wagga Wagga NSW



## Centre Overview

Sturt Mall is a sub-regional shopping centre located in the largest inland city in NSW, Wagga Wagga. Anchored by Coles and Kmart and further supported by over 45 specialty stores the centre has a strong mix of local and national retailers. With 606 on-grade car spaces and single-level shopping, Sturt Mall is the number one convenience shopping centre in Wagga Wagga. Sturt Mall is a convenient shopping destination offering shoppers fresh food, both eat-in and takeaway, fashion and a variety of services.

## Location details

Sturt Mall is located in Wagga Wagga, the regional hub of the Riverina, conveniently located between the major arterial links of Sydney to Melbourne and Sydney to Adelaide. Servicing a Main Trade area population of 139,000 with a primary trade area of 76,000. It is the preferred convenience destination amongst locals and well supported by other local regional areas due to its strong mix of national retailers and offers the largest Kmart in the Riverina.

### Property Summary

Centre type	Sub-Regional
Centre GLA sqm	15,323
Anchor tenants	Coles; Kmart
Mini-major	Rivers
No. of specialties	49
Valuation	\$83.0m
Cap rate	6.50%
Occupancy rate	97%
WALE (years)	4.5

Current as at 31 December 2023



# The Waterfront Town Centre

100 Cove Boulevard, Shellharbour NSW



## Centre Overview

The Waterfront Town Centre is an open-air, single-level neighbourhood centre anchored by a full line Woolworths and a variety of specialty stores – all directly opposite Shell Cove Harbour. The asset also includes a strip of 5 shops along the Main Town Centre.

## Location details

The Waterfront Town Centre, Shell Cove is located on the NSW South Coast, just over one hour's drive from Sydney's southern suburbs. Easily accessible from the neighbouring suburb of Shell Harbour, the centre is also located a short drive from Wollongong (22km) and the Southern Highlands (64km). Shell Cove is also within 5km of both public and private hospitals, primary and high schools and key community facilities.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	5,043
Anchor tenants	Woolworths
No. of specialties	15
Valuation	\$52.0m
Cap rate	5.25%
Occupancy rate	100%
WALE (years)	12.0

Current as at 31 December 2023

# Tura Beach Shopping Centre

1 Tura Beach Drive, Tura Beach NSW



## Centre Overview

Set on one level with easily accessible parking, Tura Beach Shopping Centre provides the local community with their everyday shopping needs. The centre opened in 2010 and includes a Woolworths and is supported by a Harvey Norman and 8 specialty stores.

## Location details

Tura Beach Shopping Centre is located on the Sapphire Coast in south-eastern NSW, 456km south of Sydney. It is situated on Sapphire Coast Drive and Tura Beach Drive, 4km from Merimbula. Sapphire Coast Drive is a major carriageway in the region that provides access to the Princess Highway in the south. The centre is in close proximity to a retirement village and its location offers easy accessibility to local residents and holidaymakers to Tura Beach.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	5,009
Anchor tenants	Woolworths
No. of specialties	7
Valuation	\$24.4m
Cap rate	5.50%
Occupancy rate	98%
WALE (years)	8.8

Current as at 31 December 2023

# Ulladulla Shopping Centre

119 Princes Hwy, Ulladulla NSW



## Centre Overview

Ulladulla Shopping Centre is anchored by Woolworths Supermarket and supported by a range of specialty stores which provides a convenient shopping experience. The supermarket occupies the eastern section of the centre adjacent to the Princess Highway, while the ground floor specialty mall extends to the west. Pedestrian entrance to the centre is via the Pacific Highway and Boree Street.

## Location details

The centre is situated on the South Coast of New South Wales, 220km south of Sydney and 180km east of Canberra. Ulladulla Shopping Centre is located on the Princes Highway, and is in a prime position for both local and tourist trade. Ulladulla is a popular holiday destination, predominantly for residents of Canberra and Sydney.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	5,268
Anchor tenants	Woolworths
No. of specialties	9
Valuation	\$34.1m
Cap rate	5.25%
Occupancy rate	100%
WALE (years)	10.1

Current as at 31 December 2023



# West End Plaza

487 Kiewa Street, Albury NSW



## Centre Overview

West End Plaza is a single-level sub-regional shopping centre located in the main commercial district of Albury, near the border of Victoria and New South Wales. It is anchored by Coles and Kmart and includes more than 40 specialty stores. The centre also houses the only food court within the Albury CBD.

## Location details

West End Plaza is situated near the corner of Dean and Kiewa Streets in the heart of Albury. The centre has a multi-level car park, which can be accessed from Smollett and Kiewa Streets.

### Property Summary

Centre type	Sub-Regional
Centre GLA sqm	15,075
Anchor tenants	Coles; Kmart
Mini-major	The Reject Shop
No. of specialties	43
Valuation	\$80.6m
Cap rate	6.50%
Occupancy rate	100%
WALE (years)	3.5

Current as at 31 December 2023





# Region Group Property Profiles

## Northern Territory

# Bakewell Shopping Centre

Chung Way Terrace & Lambrick Avenue NT



## Centre Overview

Bakewell Shopping Centre is a 6,407sqm single-level neighbourhood centre anchored by a full-line Woolworths Supermarket supported by 14 specialty tenants. There is also a Woolworths petrol site adjacent to the centre. The centre was constructed in 2016 and benefits from an on-grade car park and a prominent corner location.

## Location details

Located in the high-growth corridor of Palmerston, a satellite city to Darwin, Bakewell is 2kms south of Palmerston City Centre and 25kms south-east of Darwin CBD. Palmerston is easily accessible, situated to the immediate south of the Stuart Highway which is the major traffic route throughout the Northern Territory and the Darwin/Palmerston region.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	6,407
Anchor tenants	Woolworths
No. of specialties	14
Valuation	\$48.5m
Cap rate	6.25%
Occupancy rate	91%
WALE (years)	5.9

Current as at 31 December 2023



# Region Group Property Profiles

## Queensland

# Annandale Central

67-101 MacArthur Dr, Annandale QLD



## Centre Overview

Annandale Central is a neighbourhood centre which opened in 2000 and was later expanded in 2007. The centre is anchored by Coles Supermarket and supported by Dollars & Sense Discount Variety and over 20 specialty stores.

## Location details

Annandale Central Shopping Centre is located within the master-planned residential suburb of Annandale situated 7km south-west of Townsville's Central Business District in QLD.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	6,648
Anchor tenants	Coles
Mini-major	Dollars & Sense
No. of specialties	21
Valuation	\$28.9m
Cap rate	6.50%
Occupancy rate	94%
WALE (years)	3.4

Current as at 31 December 2023



# Brassall Shopping Centre

68 Hunter St, Brassall QLD



## Centre Overview

Brassall Shopping Centre is a single level partially enclosed neighbourhood shopping centre with a total GLA of 10,280 sqm and constructed in circa 1979. The centre is anchored by Woolworths and Aldi supermarkets, one Mini Major, and over 30 specialty tenancies.

## Location details

Brassall Shopping Centre is located in Brassall, a developing township in southeast Queensland. The centre is located on the Warrego Highway, approximately 3.4 kilometres northwest from the Ipswich City Centre and approximately 40 kilometres south-west from the Brisbane CBD.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	10,280
Anchor tenants	Woolworths; ALDI
No. of specialties	35
Valuation	\$46.3m
Cap rate	5.75%
Occupancy rate	100%
WALE (years)	5.4

Current as at 31 December 2023

# Brookwater Village Shopping Centre

2 Tournament Dr, Brookwater QLD



## Centre Overview

Brookwater Village is a two-storey neighbourhood shopping centre comprising a strong tenancy mix, anchored by Woolworths Supermarket and supported by a large medical services offering. The centre opened in 2013.

## Location details

Brookwater Village is located within the rapidly growing suburb of Brookwater, which is situated within the Greater Springfield growth corridor approximately 32km south-west of the Brisbane CBD.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	6,754
Anchor tenants	Woolworths
Mini-major	Chemist Warehouse
No. of specialties	17
Valuation	\$36.5m
Cap rate	6.25%
Occupancy rate	95%
WALE (years)	7.6

Current as at 31 December 2023

# Burdekin Plaza

116–118 Edward St, Ayr QLD



## Centre Overview

Burdekin Plaza is a neighbourhood shopping centre anchored by a full line Coles Supermarket and 8 specialty stores. The centre provides on-grade parking spaces with shade sails.

## Location details

Burdekin Plaza is located in Ayr, a regional town situated approximately 88km south of the Townsville CBD. The centre is located in Ayr's main commercial centre and situated within close proximity to several schools.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	5,455
Anchor tenants	Coles
No. of specialties	8
Valuation	\$25.1m
Cap rate	6.25%
Occupancy rate	95%
WALE (years)	2.0

Current as at 31 December 2023



# Bushland Beach Plaza

Mount Low Parkway, Bushland Beach QLD



## Centre Overview

Bushland Beach Plaza is a neighbourhood centre, anchored by a full-line Coles Supermarket. The centre has a mix of convenience and service-orientated specialty stores, that caters to the everyday shopping needs of local residents.

## Location details

Bushland Beach Plaza is located on Mount Low Parkway Drive, which is the major road within Bushland Beach and Mount Low. The centre is 23km north-west of the Townsville CBD and is part of Townsville's Northern Beaches growth corridor. Residents can access the centre by car via Mount Low Parkway or by using the bus lines that run from Townsville and stop in close proximity to the centre.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	4,566
Anchor tenants	Coles
No. of specialties	9
Valuation	\$26.0m
Cap rate	6.00%
Occupancy rate	99%
WALE (years)	7.7

Current as at 31 December 2023



# Central Highlands Marketplace

2-10 Codenwarra Rd, Emerald QLD



## Centre Overview

Central Highlands Marketplace is a sub-regional centre that opened in 2012. Situated in Emerald, Central Highlands Marketplace is the major shopping destination of the region. The centre is anchored by a Woolworths and Big W and is supported by over 30 specialty stores.

## Location details

Central Highlands Marketplace is located on the corner of the Capricorn Highway and Codenwarra Road in Emerald, Queensland. Emerald is a mining town in Central Queensland, approximately 250km west of Rockhampton and 650km north-west of Brisbane. There are over a dozen schools located within 4km of the centre and the airport is only 4km away.

### Property Summary

Centre type	Sub-Regional
Centre GLA sqm	18,136
Anchor tenants	Woolworths; Big W
Mini-major	BCF, Best & Less, Direct Chemist Outlet, Repco, The Reject Shop
No. of specialties	33
Valuation	\$68.3m
Cap rate	7.25%
Occupancy rate	99%
WALE (years)	7.6

Current as at 31 December 2023

# Chancellor Park Marketplace

18 University Way, Sippy Downs QLD



## Centre Overview

Chancellor Park Marketplace is an unenclosed single-level convenience-based neighbourhood centre that commenced trading in 2001. The centre is anchored by Woolworths Supermarket and supported by 16 specialties. On-grade parking for 320 vehicles is provided of which 82 bays are under shade sail structures.

## Location details

Located in Chancellor Park a locality of Sippy Downs, an established suburb in the southern Sunshine Coast Region administered by the Sunshine Coast Regional Council. Sippy Downs is located approximately 17km south-west of the Maroochydore Business District and approximately 90 km north of the Queensland state capital Brisbane.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	5,893
Anchor tenants	Woolworths
No. of specialties	16
Valuation	\$54.5m
Cap rate	5.50%
Occupancy rate	100%
WALE (years)	9.3

Current as at 31 December 2023

# Cooloola Cove Shopping Centre

46 Queen Elizabeth Drive, Cooloola Cove QLD



## Centre Overview

Cooloola Cove Shopping Centre is a single-level, neighbourhood shopping centre that was completed in 2009. The centre accommodates a Woolworths Supermarket and is supported by 11 specialty tenants and includes on-grade parking for some 233 vehicles.

## Location details

Cooloola Cove is located on the corner of Queen Elizabeth Drive and Nautilus Drive within an established and developing regional residential suburb, some 224 kilometres north-east of the Brisbane City centre.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	4,293
Anchor tenants	Woolworths
No. of specialties	11
Valuation	\$17.1m
Cap rate	5.75%
Occupancy rate	96%
WALE (years)	5.2

Current as at 31 December 2023



# Drayton Central Shopping Centre

48 Brisbane Street, Drayton QLD



## Centre Overview

Drayton Central Shopping Centre is a 2014 built, predominantly enclosed, single-level neighbourhood shopping centre. The centre accommodates a Woolworths Supermarket, a single mini-major, some 14 specialty tenants as well as a freestanding steakhouse. On-grade and underground car parking is provided for some 236 vehicles.

## Location details

The property is located in the suburb of Drayton, some 5.7 kilometres south-west of the Toowoomba CBD and approximately 132 kilometres west of the Brisbane CBD. Surrounding development comprises a mix of established low-rise strip retail, residential precincts and rural/vacant land.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	6,789
Anchor tenants	Woolworths
No. of specialties	14
Valuation	\$29.6m
Cap rate	5.75%
Occupancy rate	100%
WALE (years)	7.8

Current as at 31 December 2023



# Kirkwood Shopping Centre

550 Kirkwood Rd, Kirkwood QLD



## Centre Overview

Kirkwood Shopping Centre (Gladstone) is a neighbourhood centre anchored by Woolworths Supermarket and complemented by 12 specialty stores. The centre is conveniently located on Kirkwood Road with a bus stop positioned near McDonald's, and with easy level access to all shops.

## Location details

Gladstone is located 550km north of Brisbane and is situated between the Calliope River and Boyne River. Gladstone is known for its sub-tropical climate sheltered by two islands – Facing Island to the east and Curtis Island to the north.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	6,317
Anchor tenants	Woolworths
Mini-major	McDonald's
No. of specialties	12
Valuation	\$25.9m
Cap rate	6.25%
Occupancy rate	99%
WALE (years)	6.0

Current as at 31 December 2023

# Greenbank Shopping Centre

15 Pub Lane, Greenbank QLD



## Centre Overview

Greenbank is a neighbourhood shopping centre located 26km south of the Brisbane CBD. Boasting a strong food retail offering, the centre has a strong independent and national tenancy mix, supported by over 200 on-grade customer car spaces. The asset also comprises 10ha of land.

## Location details

Greenbank is a suburb located part way between the Brisbane CBD and the Gold Coast. Situated in a growth sector of the region, the centre is also easily accessible from Teviot Road; a main thoroughfare.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	5,690
Anchor tenants	Woolworths
No. of specialties	16
Valuation	\$36.2m
Cap rate	5.50%
Occupancy rate	100%
WALE (years)	4.4

Current as at 31 December 2023

# Jimboomba Junction Shopping Centre

665-687 Cusack Lane, Jimboomba QLD



## Centre Overview

Jimboomba Junction Shopping Centre is a neighbourhood centre anchored by Coles and supported by 21 specialty stores. Opened in 2008, the centre features an undercover car park providing over 280 easily accessible car spaces for customers. The centre also features an outdoor-style layout providing an open-air lifestyle feel.

## Location details

Jimboomba is a suburb located approximately 41km south of the Brisbane CBD. Settled within the Logan City region, the suburb has a higher than average household occupancy of 3.3 people per home and is easily accessible from the Mt Lindsay Highway.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	6,016
Anchor tenants	Coles
Mini-major	The Reject Shop
No. of specialties	21
Valuation	\$30.0m
Cap rate	6.00%
Occupancy rate	92%
WALE (years)	6.8

Current as at 31 December 2023



# Lillybrook Shopping Village

Cnr Brickworks & Old Gympie Rd, Kallangur QLD



## Centre Overview

Lillybrook Shopping Village is a neighbourhood centre anchored by Coles Supermarket. The centre features a strong retail mix of independent tenants and service-based offerings and includes an open-space area located centrally to all stores.

## Location details

The centre is located in Brisbane's northern suburb of Kallangur, approximately 24km from the CBD. Lillybrook is close to a number of educational facilities including Kallangur State School and Undurba State School.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	6,988
Anchor tenants	Coles
Mini-major	Choice Variety, Anytime Fitness
No. of specialties	21
Valuation	\$29.2m
Cap rate	6.25%
Occupancy rate	98%
WALE (years)	3.6

Current as at 31 December 2023



# Marian Town Centre

213 – 247 Anzac Ave, Marian QLD



## Centre Overview

Marian Town Centre is a conveniently located neighbourhood centre located in the Pioneer Valley, in the greater Mackay Region. The centre is anchored by Woolworths and has a range of specialty retailers, with approximately 300 on-grade car parks. The centre is further enhanced with a Mitre 10 and a freestanding Child Care Centre.

## Location details

Marian is located in Central Qld, 970km north of Brisbane and 25km west of Mackay. The town of Marian is the gateway to the Pioneer Valley and Eungella National Park. The centre is conveniently located on Anzac Avenue, the major east-west road that links Eungella to Mackay, making it easily accessible by local and regional traffic. The centre is in close proximity to various facilities such as an early learning centre, state school and train station.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	9,443
Anchor tenants	Woolworths
Mini-major	Petit Early Learning, Mitre 10, The Reject Shop
No. of specialties	20
Valuation	\$39.3m
Cap rate	6.50%
Occupancy rate	97%
WALE (years)	6.6

Current as at 31 December 2023

# Marketplace Warner

355 Samsonvale Road, Warner QLD



## Centre Overview

Marketplace Warner is a neighbourhood shopping centre located in Warner, QLD. It is anchored by Woolworths and Aldi Supermarkets and includes 45 specialty stores.

## Location details

Marketplace Warner is located on the corner of Samsonvale Road and Old North Road within the developing suburb of Warner, approximately 24 kilometres north-west of the Brisbane G.P.O, within the Local Government Area administered by the Moreton Bay Regional Council. It is surrounded by a mixture of low-density dwellings and rural residential dwellings and is in close proximity to local community facilities such as Bray Park State High School and Genesis Christian College.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	11,609
Anchor tenants	Woolworths; ALDI
No. of specialties	45
Valuation	\$81.0m
Cap rate	5.95%
Occupancy rate	94%
WALE (years)	7.2

Current as at 31 December 2023

# Miami One Shopping Centre

1934 Gold Coast Hwy, Miami QLD



## Centre Overview

Miami One Shopping Centre is anchored by Coles Supermarket along with 34 specialty stores, including prominent brands such as Liquorland and Australia Post. With over 300 undercover, easily accessible car parks, the centre provides a convenient and well-rounded retail offering for its customers.

## Location details

Located on the prominent Gold Coast Highway, the centre is situated 8.5km or 20 mins drive south of Surfers Paradise in the suburb of Miami approximately 200m from the coastline. The area has a strong couple demographic with a high number of tourists due to the numerous hotels and apartments in the area.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	4,644
Anchor tenants	Coles
No. of specialties	34
Valuation	\$31.9m
Cap rate	6.00%
Occupancy rate	93%
WALE (years)	2.5

Current as at 31 December 2023



# Mission Beach Marketplace

38–40 Dickinson Rd, Mission Beach QLD



## Centre Overview

Mission Beach Marketplace is a conveniently located neighbourhood centre situated within the Cassowary Coast tourist town Mission Beach. The centre includes a full-line Woolworths Supermarket, a range of specialty retailers and over 240 on-grade car parks.

## Location details

Mission Beach is located at the mid-way point between Townsville and Cairns. Mission Beach is made up of four villages linked by 14km of wide golden beach. The area has a range of tourism accommodations available in its surrounding area. The centre is located centrally in town and easily accessible by local residents and tourists.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	3,905
Anchor tenants	Woolworths
No. of specialties	8
Valuation	\$13.4m
Cap rate	6.00%
Occupancy rate	100%
WALE (years)	3.9

Current as at 31 December 2023



# Moggill Village

3366 Moggill Road, Moggill QLD



## Centre Overview

Moggill Village comprises a recently completed neighbourhood shopping centre which commenced trading in June 2021 and features a Coles Supermarket and 21 specialty tenancies. On-site car parking is provided for approximately 315 vehicles, including 89 basement bays.

## Location details

Moggill Village is in the suburb of Moggill, approximately 19 kilometres south-west of the Brisbane CBD. The surrounding area generally comprises residential and rural residential dwellings.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	6,392
Anchor tenants	Coles
Mini-major	Anytime Fitness
No. of specialties	21
Valuation	\$51.0m
Cap rate	5.25%
Occupancy rate	98%
WALE (years)	9.0

Current as at 31 December 2023

# Mount Isa Village

22 Simpson Street, Mount Isa QLD



## Centre Overview

Mount Isa Village comprises a predominantly enclosed mall, originally developed in 1975 but refurbished and upgraded over the years, the last time being in 2014. The centre is anchored by Coles Supermarket and Kmart and supported by some 18 specialty tenants.

## Location details

The centre is located in the regional mining township of Mount Isa, some 1,825km north-west of Brisbane and 900km west of Townsville in north-western Queensland.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	9,670
Anchor tenants	Coles; Kmart
No. of specialties	18
Valuation	\$45.9m
Cap rate	7.25%
Occupancy rate	97%
WALE (years)	6.4

Current as at 31 December 2023

# Mudgeeraba Market Shopping Centre

3 Swan Lane, Mudgeeraba QLD



## Centre Overview

Mudgeeraba Market Shopping Centre is a neighbourhood centre anchored by Woolworths Supermarket and supported by 40 specialty stores. Opened in 2008, it features a unique atrium-style layout with an abundance of in-centre foliage and greenery. The asset also includes Franklin Square.

## Location details

Mudgeeraba is a suburb in the Gold Coast Hinterland approximately 15 km south of Surfers Paradise. Part of the larger catchment of the Nerang River, the region is home to over 13,000 residents. Prominently located just minutes from the Pacific Motorway, the centre is easily accessible from both north and south traffic directions.

## Property Summary

Centre type	Neighbourhood
Centre GLA sqm	6,144
Anchor tenants	Woolworths
No. of specialties	40
Valuation	\$42.0m
Cap rate	6.00%
Occupancy rate	99%
WALE (years)	6.4

Current as at 31 December 2023



# North Shore Village Shopping Centre

722-728 David Low Way, Pacific Paradise QLD



## Centre Overview

North Shore Village is an open-air neighbourhood shopping centre located on the Sunshine Coast. It is anchored by Coles Supermarket and includes 14 specialty stores.

## Location details

North Shore Village is located approximately 5km north of the Maroochydore CBD in the Sunshine Coast region of Queensland. The centre benefits from local tourists as well as passing traffic using David Low Way when travelling to/from Sunshine Coast Airport. The road is also one of the main thoroughfares providing access from the developing suburbs in the west around Bli Blip and coastal communities north of the centre.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	4,047
Anchor tenants	Coles
No. of specialties	14
Valuation	\$34.5m
Cap rate	5.25%
Occupancy rate	100%
WALE (years)	3.8

Current as at 31 December 2023



# Ooralea Shopping Centre

67-79 Boundary Rd, Ooralea QLD



## Centre Overview

Ooralea Shopping Centre is conveniently located on the corner of Boundary Road and Bruce Highway in Mackay. The centre offers a Woolworths Supermarket and a range of specialty retailers, with approximately 225 on-grade car parks. The centre is further enhanced with a Petrol Plus.

## Location details

Mackay is located on the eastern coast of Queensland, approximately 970km north of Brisbane, on the Pioneer River. Mackay is a popular tourist destination and is in close proximity to the Great Barrier Reef and rainforests. It is nicknamed the sugar capital of Australia as the region produces more than a third of Australia's cane sugar.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	5,556
Anchor tenants	Woolworths
No. of specialties	8
Valuation	\$30.1m
Cap rate	6.25%
Occupancy rate	100%
WALE (years)	6.6

Current as at 31 December 2023

# Oxenford Village

2 Cottonwood Place, Oxenford QLD



## Centre Overview

Oxenford Village is a neighbourhood shopping centre located in Oxenford on the northern end of the Gold Coast. The centre is anchored by Woolworths and 16 specialty stores.

## Location details

Oxenford Village is located in the Gold Coast, 14km north-west of Southport and 55km south of the Brisbane CBD. The centre is close to the junctions of three major arterial roads including The Pacific Highway, Hope Island Road, and Tamborine-Oxenford Road.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	5,844
Anchor tenants	Woolworths
No. of specialties	16
Valuation	\$49.0m
Cap rate	5.25%
Occupancy rate	99%
WALE (years)	7.5

Current as at 31 December 2023

# Port Village Shopping Centre

11/17 Macrossan St, Port Douglas QLD 4877



## Centre Overview

Port Village Shopping Centre is an unenclosed neighbourhood shopping centre built in 1999 and extended in 2010 with a total GLA of 6,351 sqm. The centre is anchored by Coles supermarket and K-Hub, with over 20 specialty shops.

## Location details

Port Village Shopping Centre is located at Port Douglas and is within the Local Government Area administered by the Douglas Shire Council approximately 66.6 kilometres by road north from the Cairns CBD.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	6,351
Anchor tenants	Coles; Kmart
No. of specialties	22
Valuation	\$35.7m
Cap rate	6.25%
Occupancy rate	100%
WALE (years)	4.1

Current as at 31 December 2023



# Soda Factory West End

69 Boundary St, West End QLD



## Centre Overview

Soda Factory (formerly The Markets) is an inner-city neighbourhood shopping centre anchored by Coles. Located in South Brisbane, the centre features an undercover car park as well as a range of specialty stores. With residential developments occurring in the area, the centre is situated positively to capture local residents from the area.

## Location details

The suburb of West End has an eclectic and unique mix of businesses and residents located only 1km from the Brisbane CBD, along the Brisbane River. A highly culturally diverse area, it is known for trendy shops, restaurants and a lively lifestyle next to the well-known South Bank region of Brisbane.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	5,220
Anchor tenants	Coles
No. of specialties	22
Valuation	\$41.8m
Cap rate	6.25%
Occupancy rate	N/A - Development
WALE (years)	N/A - Development

Current as at 31 December 2023



# Sugarworld Shopping Centre

7-11 Walker St, Edmonton QLD



## Centre Overview

Sugarworld Shopping Centre is a neighbourhood centre located in the southern suburbs of Cairns and is approximately 16km south of Cairns Central Business Area. The centre is anchored by Coles Supermarket and is complemented by 9 specialty retailers.

## Location details

Sugarworld Shopping Centre is situated on the north-western corner of Walker Road and Hambleton Drive. Hambleton Drive connects to the Bruce Highway, which is the major arterial road in Cairns.

The recent link road opening has given Edmonton better access to the highway and is one of the key future growth areas of the region. The centre is in close proximity to various facilities, including Sugarland waterpark, PCYC, and a number of schools.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	4,851
Anchor tenants	Coles
Mini-major	Anytime Fitness
No. of specialties	9
Valuation	\$27.6m
Cap rate	6.25%
Occupancy rate	95%
WALE (years)	8.1

Current as at 31 December 2023

# Whitsunday Shopping Centre

226 Shute Harbour Rd, Cannonvale QLD



## Centre Overview

Whitsunday Shopping Centre is conveniently located on Shute Harbour Road, the major arterial road linking all regional areas, making it easily accessible by residents and visitors. The centre is anchored by Coles Supermarket and contains over 30 specialty stores.

## Location details

The Whitsunday region is located on the central-north coast of Queensland. The region is continuing to grow and is fast becoming a destination of choice for investors, industry, and lifestyle seekers. The region includes: Bowen, Cannonvale, Proserpine, Airlie Beach, Collinsville, Whitsunday Islands and Beach and Hinterland settlements. The region is renowned for its thriving horticulture, agriculture, tourism, retail and mining industries; its world-class port facilities located at Abel Point; and being the access point to the Whitsunday Islands and the Great Barrier Reef.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	7,726
Anchor tenants	Coles
No. of specialties	35
Valuation	\$38.4m
Cap rate	7.00%
Occupancy rate	96%
WALE (years)	2.4

Current as at 31 December 2023

# Woodford Shopping Centre

75 Archer St, Woodford QLD



## Centre Overview

Woodford Shopping Centre is a neighbourhood shopping centre located approximately 1.5 hours from the Brisbane CBD. Anchored by Woolworths, the centre also comprises a strong retail mix including a bottle shop and pharmacy.

## Location details

Woodford is a small town in Queensland, located on the D'Aguiar Highway approximately 72km north-west of Brisbane CBD and 24km west of the city of Caboolture.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	3,668
Anchor tenants	Woolworths
Mini-major	Priceline Pharmacy
No. of specialties	5
Valuation	\$16.8m
Cap rate	5.50%
Occupancy rate	100%
WALE (years)	3.4

Current as at 31 December 2023



# Worongary Town Centre

1 Mudgeeraba Road, Worongary QLD



## Centre Overview

Worongary Town Centre is a neighbourhood shopping centre anchored by Coles. The centre features a diverse range of national retailers with a dedicated food retailing section consisting of a number of restaurants and cafes. An open-air car park provides spaces for over 330 cars, easily accessible from the close by Highway.

## Location details

Worongary is a suburb located in the north Gold Coast region approximately 14km from Surfers Paradise. Situated only metres from the Pacific Highway which provides easy access to north-south traffic along the coastline. The centre is also near community parklands.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	7,091
Anchor tenants	Coles
No. of specialties	42
Valuation	\$52.3m
Cap rate	5.75%
Occupancy rate	89%
WALE (years)	1.8

Current as at 31 December 2023



# Region Group Property Profiles

South Australia

# Blakes Crossing Shopping Centre

83 Main Tce, Blakes Crossing, Blakeview SA



## Centre Overview

Blakes Crossing Shopping Centre was constructed in 2011 and provides a Woolworths Supermarket together with 14 specialties. On-grade carparking is provided on the western side of the building for approximately 219 vehicles.

## Location details

The centre is located within the northern Adelaide suburb of Blakeview approximately 35km north of the Adelaide CBD. The centre forms part of the Blakes Crossing Town Centre, a cluster of retail and commercial uses servicing the surrounding residential estate.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	5,089
Anchor tenants	Woolworths
No. of specialties	14
Valuation	\$32.1m
Cap rate	5.50%
Occupancy rate	100%
WALE (years)	4.1

Current as at 31 December 2023



# Dernancourt Shopping Centre

832/840 Lower North East Rd, Dernancourt SA



## Centre Overview

Dernancourt Shopping Centre is an unenclosed neighbourhood shopping centre with a total GLA of approximately 8,352 sqm constructed circa 1970. The centre is anchored by Coles supermarket and supported by 23 specialty tenancies.

## Location details

Dernancourt Shopping Centre is located within the north-eastern Adelaide suburb of Dernancourt and is within both the Tea Tree Gully and Port Adelaide/Enfield Local Government Areas.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	8,352
Anchor tenants	Coles
No. of specialties	23
Valuation	\$39.1m
Cap rate	5.75%
Occupancy rate	99%
WALE (years)	4.1

Current as at 31 December 2023

# Fairview Green Shopping Centre

325 Hancock Rd, Fairview Park SA 5126



## Centre Overview

Fairview Green Shopping Centre is a partially enclosed neighbourhood shopping centre constructed circa 2009. The centre is anchored by Romeo's Foodland, with 16 specialty tenancies. The property sits on a total site area of approximately 12,980 sqm and provides car parking for a total of 420 vehicles.

## Location details

Fairview Green Shopping Centre is located on Hancock Road at Fairview Park, a long-established residential area that is about 21 kilometres north-east of the Adelaide CBD.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	5,713
Anchor tenants	Romeo's Foodland
No. of specialties	16
Valuation	\$32.6m
Cap rate	6.25%
Occupancy rate	100%
WALE (years)	7.1

Current as at 31 December 2023

# Mount Gambier Marketplace

182–248 Penola Rd, Mount Gambier SA



## Centre Overview

Mount Gambier Marketplace is a sub-regional centre anchored by a Woolworths Supermarket, Big W, complemented with a Bunnings. The centre features a comprehensive retail mix with over 30 specialties. The relocation of Bunnings to the site in August 2017 has added to the centre's appeal. The centre has a light, modern layout and acts as a community hub drawing its customer base from Mount Gambier and surrounding towns.

## Location details

Mount Gambier Marketplace is located on Penola Road. Mount Gambier is the largest regional city in South Australia and is located in the heart of the Limestone Coast, some 440km south-east of the capital Adelaide and equal distance west of Melbourne.

### Property Summary

Centre type	Sub-Regional
Centre GLA sqm	27,530
Anchor tenants	Woolworths; Big W; Bunnings
Mini-major	The Reject Shop
No. of specialties	34
Valuation	\$74.1m
Cap rate	6.54%
Occupancy rate	98%
WALE (years)	8.1

Current as at 31 December 2023



# Murray Bridge Marketplace

21–53 South Tce, Murray Bridge SA



## Centre Overview

Murray Bridge Marketplace is a sub-regional centre anchored by a Woolworths and Big W and supported with over 50 specialty retailers. The centre has an abundance of car parks with over 880 spaces available over 2 levels.

## Location details

Murray Bridge Marketplace is located 70km from Adelaide and is within the main business centre of Murray Bridge. The centre is the largest multi-level shopping precinct in the Murraylands area.

### Property Summary

Centre type	Sub-Regional
Centre GLA sqm	18,475
Anchor tenants	Woolworths; Big W
Mini-major	The Reject Shop, Intersports, Priceline Pharmacy
No. of specialties	54
Valuation	\$63.5m
Cap rate	7.00%
Occupancy rate	96%
WALE (years)	4.2

Current as at 31 December 2023



# Region Group Property Profiles

Tasmania

# Burnie Plaza

18 Mount Street, Burnie TAS



## Centre Overview

Burnie Plaza is a single-level shopping centre located within the heart of the city's CBD retail precinct. The centre is anchored by Coles Supermarket and Kmart, together with 10 specialty stores. Burnie Plaza provides multi-level deck car parking on site for approximately 486 vehicles.

## Location details

Burnie Plaza is situated within Burnie, a port city on the north-west coast of Tasmania, approximately 138km north-west of Launceston. Burnie is Tasmania's 4th largest city.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	8,378
Anchor tenants	Coles; Kmart
No. of specialties	10
Valuation	\$31.3m
Cap rate	6.25%
Occupancy rate	100%
WALE (years)	4.1

Current as at 31 December 2023



# Claremont Plaza

35 Main Road, Claremont TAS



## Centre Overview

Claremont Plaza is a neighbourhood centre anchored by Woolworths Supermarket and complemented by 25 specialties. The centre was originally constructed in 1972 and underwent a major refurbishment in 2014. Car parking is provided for approximately 335 vehicles.

## Location details

Claremont Plaza is located on the eastern side of Main Road, a major thoroughfare in Claremont. The centre is situated within a well-established residential area, approximately 14km from the city of Hobart. It is an affordable place to live with many attractions nearby including one of Tasmania's biggest attractions, MONA art gallery, in Hobart's northern suburbs. There are several schools in the local area and new residential developments in this growing suburb.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	10,006
Anchor tenants	Woolworths
Mini-major	The Reject Shop
No. of specialties	25
Valuation	\$51.5m
Cap rate	6.00%
Occupancy rate	99%
WALE (years)	7.2

Current as at 31 December 2023

# Glenorchy Central

2 Cooper Street, Glenorchy TAS



## Centre Overview

Glenorchy Central is a single-level centre anchored by Woolworths Supermarket and is supported by a mini-major and 14 specialties. A council-owned car park adjoins the centre and provides 368 car spaces by license agreement.

## Location details

Glenorchy Central is located in the heart of Glenorchy very close to public transport, including a bus hub and taxi rank. Glenorchy is a business district located approximately 7km from Hobart's Central Business District.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	7,089
Anchor tenants	Woolworths
Mini-major	The Reject Shop, Rivers
No. of specialties	14
Valuation	\$27.7m
Cap rate	6.25%
Occupancy rate	99%
WALE (years)	2.6

Current as at 31 December 2023

# Greenpoint Plaza

26–28 Greenpoint Road, Bridgewater TAS



## Centre Overview

Greenpoint Plaza is a neighbourhood centre anchored by Woolworths Supermarket and complemented by 10 specialty stores. The centre provides car parking spaces for approximately 250 cars.

## Location details

Greenpoint Plaza is located in Bridgewater which is on the Eastern Shore of the Derwent River and is part of the Brighton municipality. Bridgewater is one of the first suburbs encountered by visitors traveling from the north of the state on the Midlands Highway. The suburb connects to the Western Shore via the Bridgewater Bridge and Causeway.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	5,907
Anchor tenants	Woolworths
No. of specialties	10
Valuation	\$23.3m
Cap rate	6.00%
Occupancy rate	100%
WALE (years)	5.7

Current as at 31 December 2023



# Kingston Plaza

24 & 26 Channel Highway, Kingston TAS



## Centre Overview

Kingston Plaza is a neighbourhood centre anchored by Coles and includes 15 specialty retailers. The centre includes a range of retailers such as a gym, food outlets, medical and services. The centre is an open layout offering 140 car spaces.

## Location details

Kingston is located 12km from Hobart CBD. It is a high residential growth area and has a high household income and high household ownership level. The municipality includes Bruny Island which is accessed via ferry or boat.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	4,958
Anchor tenants	Coles
No. of specialties	15
Valuation	\$36.3m
Cap rate	5.75%
Occupancy rate	100%
WALE (years)	4.2

Current as at 31 December 2023

# Meadow Mews

102–106 Hobart Road, Kings Meadows TAS



## Centre Overview

Meadow Mews Plaza is a single-level neighbourhood shopping centre located in the heart of the King Meadows mixed commercial business precinct, 5km south of the Launceston CBD. It is Launceston's largest suburban shopping centre with a GLA of 7,666 sqm. The centre is anchored by Coles with 31 specialty stores. The tenancy mix features a range of retail and non-retail services. On-grade parking is provided for 376 cars.

## Location details

The centre is situated on Hobart Road, a sub-arterial road and only a 10km drive to Launceston Airport. The centre services the surrounding suburbs of Kings Meadows, Punchbowl, Norwood, and Youngtown. The area features a number of schools, residential developments, nature reserves, a golf club, and a mixed-use technopark.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	7,666
Anchor tenants	Coles
No. of specialties	31
Valuation	\$76.4m
Cap rate	6.00%
Occupancy rate	98%
WALE (years)	3.1

Current as at 31 December 2023

# New Town Plaza

1 Ridson Road, New Town TAS



## Centre Overview

New Town Plaza is anchored by Coles and Kmart supported by 14 specialty retailers including food outlets, newsagents, bottle shop and a pharmacy. New Town offers ample undercover and exterior parking. There is a bus stop in the car park and also a permanent taxi rank at the entrance.

## Location details

The centre is located in New Town, a suburb of Hobart. New Town being just 4km away from Hobart, captures a wider demographic particularly with the later trading hours of Kmart. New Town is also surrounded by several schools.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	11,443
Anchor tenants	Coles; Kmart
No. of specialties	14
Valuation	\$58.0m
Cap rate	5.75%
Occupancy rate	100%
WALE (years)	5.0

Current as at 31 December 2023



# Prospect Vale Marketplace

350 Westbury Road, Prospect Vale TAS



## Centre Overview

Prospect Vale Marketplace is a single-level neighbourhood shopping centre anchored by Woolworths Supermarket and 19 specialty stores. The centre was refurbished in 2014, which included the expansion of Woolworths and the addition of an on-grade car park.

## Location details

The centre is situated on Westbury Road, which is a sub-arterial road through Launceston's northern residential and commercial suburbs. Prospect Vale Marketplace is located approximately 10km southwest of Launceston CBD in the southern Launceston gateway suburb of Prospect Vale.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	7,822
Anchor tenants	Woolworths
Mini-major	The Reject Shop
No. of specialties	19
Valuation	\$38.0m
Cap rate	6.00%
Occupancy rate	100%
WALE (years)	8.5

Current as at 31 December 2023

# Riverside Plaza

298 West Tamar Road, Riverside TAS



## Centre Overview

Riverside Plaza is a single-level neighbourhood centre and is anchored by Woolworths and 7 specialty stores. The centre has 172 on-grade and 43 undercover car parks.

## Location details

The centre is located in the residential suburb of Riverside on the western side of the Tamar River, some 4km north-west of the Launceston CBD. The centre offers a highly convenient supermarket and services destinations for the area's many young families. Riverside is located within the West Tamar municipal area with several schools including Riverside Primary across the road, parks, a swimming centre, golf club, zoo and popular wetlands nearby.

Property Summary	
Centre type	Neighbourhood
Centre GLA sqm	3,106
Anchor tenants	Woolworths
No. of specialties	7
Valuation	\$14.2m
Cap rate	5.50%
Occupancy rate	100%
WALE (years)	6.3

Current as at 31 December 2023

# Shoreline Plaza

6 Shoreline Drive, Howrah TAS



## Centre Overview

Shoreline Plaza is a neighbourhood centre anchored by Woolworths and complemented by 18 specialty stores. The centre offers ample parking consisting of 315 car parks. This property neighbours a popular hotel with a bus stop at its entrance.

## Location details

Howrah is approximately 11km from Hobart on the eastern shore (across the Tasman Bridge). Howrah is a beachside suburb with views across the Derwent river to Hobart. The centre is located just 3.1km from the newly developed Blundstone Arena which now hosts all the southern AFL games in Tasmania. Howrah has several schools and parks including Wentworth Park, which is one of the key sporting and recreation areas on the Eastern Shore.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	6,263
Anchor tenants	Woolworths
Mini-major	Super Dollars Warehouse
No. of specialties	18
Valuation	\$42.1m
Cap rate	6.00%
Occupancy rate	99%
WALE (years)	2.9

Current as at 31 December 2023



# Sorell Plaza

12 Cole St, Sorell TAS



## Centre Overview

Sorell Plaza is a neighbourhood shopping centre anchored by a Coles Supermarket and complemented by 13 specialty shops. The centre was built in 2010 and is well maintained with accessible amenities, including a fully functional parents and disability combined facility. There is ample and convenient one-level parking.

## Location details

Sorell Plaza sits in the suburb of Sorell in Southern Tasmania. It is approximately 22km from Hobart in the Federal electorate of Lyons.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	7,836
Anchor tenants	Coles
No. of specialties	13
Valuation	\$35.7m
Cap rate	5.75%
Occupancy rate	100%
WALE (years)	4.8

Current as at 31 December 2023



# Region Group Property Profiles

Victoria

# Bentons Square

Cnr Bentons & Dunns Rd, Mornington VIC



## Centre Overview

Bentons Square is a single level neighbourhood shopping centre, anchored by Woolworths Supermarket and supported by a Dan Murphy's and over 40 specialty stores. The centre was constructed in 2002 and redeveloped in 2009.

## Location details

Bentons Square is located in Mornington, in the Mornington Peninsula, approximately 66km south-east of the Melbourne CBD. The centre is on the prominent corner of Bentons and Dunns Roads, adjoining Bentons Square Community Centre to the west.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	9,987
Anchor tenants	Woolworths; Dan Murphy's
No. of specialties	42
Valuation	\$115.4m
Cap rate	5.25%
Occupancy rate	96%
WALE (years)	4.8

Current as at 31 December 2023



# Delacombe Town Centre

315 Glenelg Highway, Smythes Creek VIC



## Centre Overview

Delacombe Town Centre is a partially enclosed sub-regional shopping centre which commenced trading in September 2017. The property currently accommodates Woolworths, Kmart, Showbiz Cinemas, Dan Murphy's and 40 specialty tenancies and two pad sites fronting Glenelg Highway.

## Location details

Located in the suburb of Smythes Creek (Delacombe), approximately 6.5 kilometres south-west of the Ballarat CBD and 105 kilometres north-west of Melbourne. The centre is situated on the south-western corner of Glenelg Highway and Cherry Flat Road.

### Property Summary

Centre type	Sub-Regional
Centre GLA sqm	18,554
Anchor tenants	Woolworths; Kmart; Dan Murphy's
Mini-major	Direct Chemist Outlet
No. of specialties	40
Valuation	\$116.0m
Cap rate	6.00%
Occupancy rate	98%
WALE (years)	6.0

Current as at 31 December 2023

# Drouin Central

72–100 Young St, Drouin VIC



## Centre Overview

Drouin Central is a neighbourhood centre, anchored by Woolworths Supermarket and supported by 5 specialty retail tenancies. With over 200 car spaces, the centre provides an easy and convenient shopping experience.

## Location details

Drouin is a major service town, located in the West Gippsland region, 90km east of Melbourne within the Shire of Baw. Drouin Central is located in the heart of Drouin on Young Street, which is 100km north of Princes Way, the main arterial road running through Drouin. The area is currently undergoing substantial growth and is a sought-after location for people leaving the city for a more relaxed lifestyle.

### Property Summary

Centre type	Property held for sale
Centre GLA sqm	3,777
Anchor tenants	Woolworths
No. of specialties	5
Valuation	\$20.4m
Cap rate	5.30%
Occupancy rate	100%
WALE (years)	4.6

Current as at 31 December 2023

# East Warrnambool Shopping Centre

1-9 Gateway Rd, Warrnambool VIC



## Centre Overview

East Warrnambool Shopping Centre is a neighbourhood centre anchored by Woolworths and supported by 7 specialty stores.

## Location details

The centre is located in the Warrnambool Eastern Activity Precinct at Warrnambool's primary eastern entrance (Princes Highway). The centre is set on Gateway Drive, a prime location to take advantage of the significant commercial and residential development on Warrnambool's eastern fringe.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	4,319
Anchor tenants	Woolworths
No. of specialties	7
Valuation	\$19.4m
Cap rate	5.25%
Occupancy rate	100%
WALE (years)	4.3

Current as at 31 December 2023



# Langwarrin Plaza

385 Cranbourne–Frankston Rd, Langwarrin VIC



## Centre Overview

Langwarrin Plaza is a neighbourhood shopping centre located on Cranbourne–Frankston Road, Langwarrin, approximately 55km south-east of the Melbourne CBD. The centre, which opened in December 2004, is anchored by Woolworths Supermarket plus 15 specialty stores and a petrol pad site.

## Location details

Located in Melbourne's south eastern suburbs, Langwarrin Plaza is located on the major arterial which stretches to Melbourne's Mornington Peninsula beaches, through the growth corridor to Frankston and surrounds.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	6,161
Anchor tenants	Woolworths
Mini-major	Anytime Fitness
No. of specialties	15
Valuation	\$28.3m
Cap rate	5.25%
Occupancy rate	100%
WALE (years)	1.5

Current as at 31 December 2023

# Lilydale Marketplace

33 Hutchinson St, Lilydale VIC



## Centre Overview

Lilydale Marketplace is located in the Yarra Valley. The single-storey, retail level, sub-regional centre includes Woolworths, Big W, Aldi, The Reject Shop, Chemist Warehouse and over 55 specialty stores. The centre also provides over 1,100 free car spaces (including basement undercover parking) which further enhances the centre's convenience positioning.

## Location details

Lilydale Marketplace is located 35km north-east of Melbourne CBD in the Yarra Ranges. The centre is situated on the eastern side of Hutchinson Street, near the intersection with the Maroondah Highway. The centre is easily accessible by car and public transport, with Lilydale train station within walking distance.

### Property Summary

Centre type	Sub-Regional
Centre GLA sqm	22,060
Anchor tenants	Woolworths; Big W; ALDI
Mini-major	The Reject Shop, Chemist Warehouse
No. of specialties	58
Valuation	\$114.9m
Cap rate	6.25%
Occupancy rate	99%
WALE (years)	9.1

Current as at 31 December 2023

# Ocean Grove Marketplace

2-20 Kingston Downs Dr, Ocean Grove VIC



## Centre Overview

Ocean Grove Marketplace includes a full-line Woolworths supermarket, as well as 19 specialty stores and two freestanding pad sites occupied by KFC and EG Ampol. The centre has ample on-grade parking. While the centre's customers are predominantly local families, the seasonal tourist trade has a notable impact, as the population increases with holidaymakers from Melbourne over the warmer months.

## Location details

Ocean Grove is located at the entrance of Kingston and 95km from Melbourne. Ocean Grove is a seaside town in Victoria, Australia, located on the Bellarine Peninsula. The area offers surf beaches, fishing, kayaking, canoeing, bushwalking, and other outdoor activities. While tourism makes the largest contribution to the local economy in high season, in low season a larger proportion of local income is derived from orchards, fruit and vegetable growers, and the local wineries.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	6,899
Anchor tenants	Woolworths
No. of specialties	19
Valuation	\$42.3m
Cap rate	5.75%
Occupancy rate	95%
WALE (years)	1.5

Current as at 31 December 2023



# Pakenham Central Marketplace

50-54 John St, Pakenham VIC



## Centre Overview

Pakenham Central Marketplace is a sub-regional centre anchored by Woolworths and Big W and complemented by 43 specialty stores. The centre also has over 1,100 free open air and undercover car spaces. The centre is positioned as a convenience centre providing local shoppers with a quick and easy shopping location for all their everyday needs.

## Location details

Pakenham Central Marketplace is located in the Cardinia Shire Council in the outer south-east of Melbourne, approximately 50km from the CBD. The centre's primary trade area forms part one of the largest forecast growth municipality in Australia.

### Property Summary

Centre type	Sub-Regional
Centre GLA sqm	16,946
Anchor tenants	Woolworths; Big W
Mini-major	The Reject Shop, Cotton On, Anytime Fitness
No. of specialties	43
Valuation	\$92.0m
Cap rate	6.25%
Occupancy rate	100%
WALE (years)	3.6

Current as at 31 December 2023

# The Gateway Shopping Centre

230 Cranbourne–Frankston Rd, Langwarrin VIC



## Centre Overview

The Gateway Shopping Centre is a single-level neighbourhood shopping centre located in Langwarrin. It is anchored by Coles and includes 41 speciality stores and 3 padsites.

## Location details

The centre is located on the major arterial Cranbourne–Frankston Road in Langwarrin on the Mornington Peninsula. The centre is approximately 55km south-east of the Melbourne CBD.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	10,833
Anchor tenants	Coles
Mini-major	Direct Chemist Outlet
No. of specialties	41
Valuation	\$68.0m
Cap rate	5.75%
Occupancy rate	98%
WALE (years)	7.1

Current as at 31 December 2023

# Warrnambool Shopping Centre

146-148 Koroit St, Warrnambool VIC



## Centre Overview

Warrnambool Shopping Centre is anchored by Target with 11 specialty stores. It is located in Warrnambool CBD and has a large car park with undercover parking.

## Location details

Warrnambool is a regional seaside centre and former port city on the south-western coast of Victoria. Warrnambool experiences a strong seasonal population growth as it is located at the western end of the Great Ocean Road, a prominent Victorian tourist attraction. The area offers surf beaches, horse racing, fishing, kayaking, canoeing, bushwalking, and other outdoor activities.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	7,012
Anchor tenants	Target
Mini-major	Direct Chemist Outlet
No. of specialties	11
Valuation	\$16.0m
Cap rate	7.50%
Occupancy rate	97%
WALE (years)	1.1

Current as at 31 December 2023



# White Box Rise Shopping Centre

81 Victoria Cross Parade, Wodonga VIC



## Centre Overview

White Box Rise Shopping Centre is a neighbourhood centre which was completed in December 2011. The centre is anchored by Woolworths Supermarket and is complemented by The Reject Shop and 13 specialty stores.

## Location details

The centre is located in a residential suburb of White Box Rise, Wodonga on the north-eastern border of Victoria and New South Wales, approximately 300km north-east of Melbourne. Southern Rise Education Centre is located adjacent to the centre, while an aquatic centre was recently built in the east.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	4,949
Anchor tenants	Woolworths
Mini-Major	The Reject Shop
No. of specialties	13
Valuation	\$29.6m
Cap rate	5.25%
Occupancy rate	97%
WALE (years)	8.6

Current as at 31 December 2023

# Wonthaggi Plaza

2 Biggs Dr, Wonthaggi VIC



## Centre Overview

Wonthaggi Plaza is situated in the heart of the Wonthaggi retail district on Biggs Drive. It is anchored by Coles and Kmart and is complemented by over 20 specialty retailers. The centre is predominantly tenanted by national brand tenants and is the only enclosed, air-conditioned shopping centre within a 1-hour drive of Wonthaggi.

## Location details

The centre is conveniently located in the heart of Wonthaggi and is ideally positioned to service holiday visitors from Phillip Island and the South Gippsland community. Wonthaggi Plaza is located on Biggs Drive in the Wonthaggi CBD, approximately 135km South East of Melbourne and is easily reached by the M1.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	11,854
Anchor tenants	Coles; Kmart
Mini-Major	Best & Less
No. of specialties	23
Valuation	\$53.0m
Cap rate	5.75%
Occupancy rate	100%
WALE (years)	4.3

Current as at 31 December 2023



# Region Group Property Profiles

## Western Australia



# Busselton Shopping Centre

65 Kent St, Busselton WA



## Centre Overview

Busselton Shopping Centre is a neighbourhood shopping centre constructed in 2012. The centre is anchored by Woolworths Supermarket and complemented by 5 specialty stores. The centre offers 173 on-grade parking spaces.

## Location details

Busselton Shopping Centre is located within the town centre of Busselton, which is a popular holiday and tourist destination located in South West WA, 225km south of Perth and 50km north of Margaret River. Busselton is one of the fastest growing populations outside the Perth metropolitan area, experiencing an average annual growth rate of around 4%.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	5,432
Anchor tenants	Woolworths
No. of specialties	5
Valuation	\$29.5m
Cap rate	5.75%
Occupancy rate	98%
WALE (years)	9.7

Current as at 31 December 2023

# Currambine Central

1244 Marmion Ave, Currambine WA



## Centre Overview

Currambine Central is a single-level, partially enclosed style neighbourhood shopping centre which originally opened in 1997, and has undergone several refurbishments since, the latest having been completed in 2016. The centre is anchored by Woolworths, Farmer Jack's, and Dan Murphy's and includes over 40 specialty stores.

## Location details

Currambine Central is located in the outer northern coastal suburbs of Perth, 26km from the Perth CBD. The centre is located just south of the developing northern corridor of Perth, which extends from Clarkson through to Yanchep. The centre benefits from good regional road access, supported by its position along Marmion Avenue, which is the main north-south arterial road serving the coastal suburbs.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	17,113
Anchor tenants	Woolworths; Dan Murphy's; Farmer Jack's; Hoyts
No. of specialties	40
Valuation	\$84.2m
Cap rate	6.75%
Occupancy rate	98%
WALE (years)	6.6

Current as at 31 December 2023

# Kalamunda Central

39 Railway Rd, Kalamunda WA



## Centre Overview

Kalamunda Central is a single-level neighbourhood shopping centre located approximately 19km east of the Perth CBD. It is anchored by Coles and supported by 37 specialty stores. The centre completed a refurbishment in late 2018, which included updating amenities, new flooring and entry updates.

## Location details

Kalamunda Central is located in the eastern suburbs of Perth, 19km from the Perth CBD. Kalamunda town centre serves as the main commercial and civic hub for the hills district, including also Lesmurdie and outlining rural areas as well as communities at the foothills, such as Maida Vale. There are various key community facilities close to the centre, which include Kalamunda Library and Kalamunda History Village tourist attraction.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	8,373
Anchor tenants	Coles
Mini-major	Red Dot
No. of specialties	37
Valuation	\$51.0m
Cap rate	6.00%
Occupancy rate	96%
WALE (years)	2.4

Current as at 31 December 2023



# Kwinana Marketplace

4 Chisham Ave, Parmelia WA



## Centre Overview

Kwinana Marketplace is a sub-regional shopping centre and the key convenience shopping destination for residents in the Kwinana area. The centre is anchored by Coles and Woolworths Supermarkets and a Big W with over 70 specialty stores.

## Location details

Kwinana Marketplace is located in the heart of the Kwinana Town Centre, approximately 35km south of the Perth CBD and in close proximity to community facilities and well located to serve the surrounding developing suburbs including Orelia, Parmelia, Wellard, and Baldivis. Located within The City of Kwinana, a unique community, the centre is set among extensive native bushland and public open space.

### Property Summary

Centre type	Sub-Regional
Centre GLA sqm	32,850
Anchor tenants	Coles; Woolworths; Big W; Dan Murphy's
Mini-major	Best & Less, The Reject Shop, WA Growers Fresh Market, Beds 4 U, Anytime Fitness
No. of specialties	76
Valuation	\$143.1m
Cap rate	7.00%
Occupancy rate	98%
WALE (years)	8.0

Current as at 31 December 2023

# Stirlings Central

54 Sanford St, Geraldton WA



## Centre Overview

Stirlings Central is a single-level neighbourhood shopping centre located in the heart of Geraldton. The centre offers a Woolworths, Best & Less, The Reject Shop and over 30 specialty stores, providing customers with a convenient shopping experience.

## Location details

Stirlings Central is located within the heart of Geraldton CBD, situated approximately 420km north of Perth. Geraldton is the fourth largest city in WA with an economic base largely centred on mining, agriculture and port/logistics activities. To the south of the centre there are a variety of schools and community facilities, while towards the coast there is a range of other traffic drivers, including Geraldton Train station and the Marina.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	8,463
Anchor tenants	Woolworths
Mini-major	The Reject Shop, Best & Less, Rivers
No. of specialties	32
Valuation	\$42.7m
Cap rate	6.75%
Occupancy rate	94%
WALE (years)	6.3

Current as at 31 December 2023

# Treendale Shopping Centre

10 The Promenade, Treendale WA



## Centre Overview

Treendale Shopping Centre is a neighbourhood centre located within the suburb of Treendale. The centre is anchored by a Woolworths Supermarket and 20 specialty stores. The centre is well located in the heart of the Treendale estate, which is the major residential development in the area and provides a modern supermarket-based centre at a convenient and easily accessible location.

## Location details

Treendale Shopping Centre is located within the Shire of Harvey and the suburb of Treendale, which is a developing suburb located around 165km south of Perth and approximately 12km north-east of Bunbury. The region can be easily accessed via Old Coast Road, which extends from Mandurah in the north to Bunbury in the south. The South Western Highway, a main thoroughfare in the region, is approximately 8km east.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	7,342
Anchor tenants	Woolworths
Mini-major	Best & Less, The Reject Shop
No. of specialties	20
Valuation	\$37.0m
Cap rate	6.00%
Occupancy rate	97%
WALE (years)	3.4

Current as at 31 December 2023



# Tyne Square

154 Newcastle St, Perth WA



## Centre Overview

Tyne Square comprises a single-level neighbourhood shopping centre with a total GLA of 2,109 sqm. The centre is anchored by Supa IGA supermarket and 4 specialty tenants.

## Location details

Tyne Square is located within the suburb of Perth. It is situated on the north-western corner of the intersection of Beaufort Street and Newcastle Street, to the north of the central CBD, north of the main rail line. As such, it is considered to be situated in a fringe CBD location.

### Property Summary

Centre type	Neighbourhood
Centre GLA sqm	2,109
Anchor tenants	Supa IGA
No. of specialties	4
Valuation	\$11.4m
Cap rate	6.00%
Occupancy rate	100%
WALE (years)	4.3

Current as at 31 December 2023

# Warnbro Centre

206 Warnbro Sound Ave, Warnbro WA



## Centre Overview

Warnbro Centre is a single-level sub-regional shopping centre located in Warnbro. It is anchored by Coles, Woolworths and Big W and includes 59 specialty stores and an alfresco dining precinct. The asset also comprises an adjoining petrol station.

## Location details

Warnbro Centre is located within the municipality of Rockingham, 50km south of Perth CBD. Rockingham town centre is located around 7km north. The centre is surrounded by established residential suburbs and is in close proximity to several key local community facilities, for example the Koorana Primary School, Warnbro Community High School and Warnbro Community Church.

### Property Summary

Centre type	Sub-Regional
Centre GLA sqm	21,867
Anchor tenants	Coles; Woolworths; Big W
No. of specialties	59
Valuation	\$99.6m
Cap rate	7.00%
Occupancy rate	97%
WALE (years)	6.5

Current as at 31 December 2023

**Region RE Limited**

ABN 47 158 809 851

**Region Management Trust**

ARSN 160 612 626

**Region Retail Trust**

ASRN 160 612 788

**Head Office**

Level 5, 50 Pitt Street  
Sydney NSW 2000

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