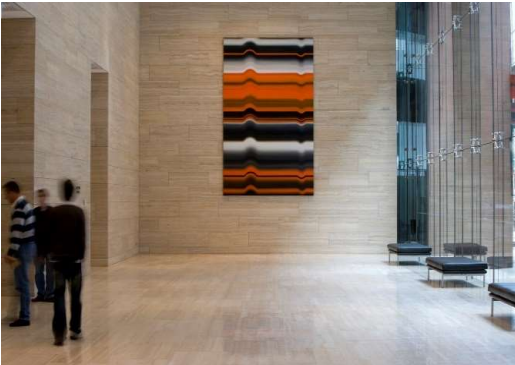


## Investment Property Office

**101-103 MILLER STREET  
NORTH SYDNEY, NSW**



This landmark premium grade office tower and major retail centre is located above Greenwood Plaza in the heart of the North Sydney CBD, with a direct link to North Sydney Railway Station. The complex was built in 1992 and underwent major refurbishment in 2008. A premium grade office tower in North Sydney, it has achieved a 5 Star Green Star rating and a 5 Star NABERS Energy rating.

### Summary Information

GRADE	Premium
NABERS RATING	5.0 Star
OWNERSHIP	50% Mirvac, 50% CapitaLand Integrated Commercial Trust
NLA	37,406 SQM
CAR SPACES	187
ACQUISITION DATE	Jun-94
LAST EXTERNAL VALUATION DATE	30-Jun-22
VALUATION AT 31 DECEMBER 2023	\$296.0m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	5.50%
DISCOUNT RATE	6.38%
GROSS OFFICE RENT	\$1,127/SQM

Major Tenants	NLA SQM	Lease Expiry
Commonwealth of Australia	10,324	Nov-26
Allianz	5,658	Jun-28

### Lease Expiry Profile % Income

VACANCY	5.3%
2H24	5.4%
FY25	8.0%
FY26	0.0%
FY27	40.8%
FY28	18.7%
FY29+	21.8%
WALE	3.6 YEARS

1. Book value represents Mirvac's ownership.