

## Investment Property Held for Sale

# Office

### 367 COLLINS STREET MELBOURNE, VIC



Refurbished in 2018, 367 Collins Street is ideally located in the centre of the Melbourne CBD, close to public transport, retail, the theatre and arts district and is a short tram ride to the MCG and Etihad Stadium. Lobby and retail upgrades have added to its surrounding aspect, the tower offers spectacular views of the Yarra River and is five minutes walk to Flinders Street Station. The building has achieved a 4.5 Star NABERS energy rating.

#### Summary Information

GRADE	A
NABERS RATING	4.5 Star
OWNERSHIP	100%
NLA	37,878 SQM
CAR SPACES	196
ACQUISITION DATE	Nov-13
LAST EXTERNAL VALUATION DATE	31-Dec-20
VALUATION AT 31 DECEMBER 2023	\$340.0m
VALUER	Held for Sale
CAPITALISATION RATE	n/a
DISCOUNT RATE	n/a
GROSS OFFICE RENT	\$860/SQM

Major Tenants	NLA SQM	Lease Expiry
Sportsbet	8,817	Jun-29
Australian Institute of Company Directors	1,814	Jun-26

#### Lease Expiry Profile % Income

VACANCY	28.8%
2H24	3.8%
FY25	11.9%
FY26	14.5%
FY27	0.5%
FY28	15.5%
FY29+	25.0%
WALE	2.6 YEARS