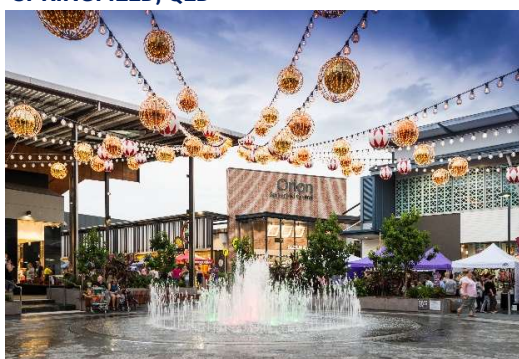


Investment Property

Retail

ORION SPRINGFIELD CENTRAL

SPRINGFIELD, QLD



Orion Springfield Central was developed by Mirvac and is located in the rapidly growing city of Springfield. The centre is anchored by Woolworths, Coles, ALDI, Target, Big W, Timezone and Event Cinemas with over 150 specialty stores and 11 pad sites. Connected directly to Springfield Central Town Station and Orion Lagoon, this well connected centre also has significant land holdings for future expansion.

Summary Information

CLASSIFICATION	REGIONAL
OWNERSHIP	100%
GLA	72,503 SQM
CAR SPACES	3,166
ACQUISITION DATE	Aug-02
LAST EXTERNAL VALUATION DATE	30-Jun-23
VALUATION AT 30 JUNE 2023	\$472.5m ¹
VALUER	Knight Frank
CAPITALISATION RATE	5.50%
DISCOUNT RATE	7.00%
CENTRE MAT	\$538.8m
SPECIALTY OCCUPANCY COSTS	10.1% ²
SPECIALTY SALES	\$11,915/sqm ³

Major Tenants	GLA SQM	Lease Expiry
Big W	7,988	Mar-27
Target	6,021	Nov-30
Events Cinemas	5,801	Jun-31
Coles	5,618	Oct-30
Woolworths	4,471	Mar-27

Lease Expiry Profile % Income

VACANCY	1.7%
FY24	31.4%
FY25	10.7%
FY26	11.3%
FY27	13.2%
FY28	8.2%
FY29+	23.5%
WALE	3.1 YEARS

1. Includes sundry vacant land.

2. Includes contracted COVID-19 tenant support.

3. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.