

Investment Property Office

RIVERSIDE QUAY SOUTHBANK, VIC



Riverside Quay is a modern A-grade office complex comprising three individual buildings, situated along the riverfront of Southbank, directly across from Melbourne's CBD. Enjoying panoramic views of the city, Riverside Quay is in close proximity to strong public transport links and excellent amenity, with Flinders Street Station, the Crown Entertainment Complex, Southgate and extensive dining precincts situated in the nearby area. The buildings have achieved an average NABERS Energy rating of 4.5 stars.

Summary Information

GRADE	A
NABERS RATING	4.5 Star
OWNERSHIP	100%
NLA	31,821 SQM
CAR SPACES	82
ACQUISITION DATE	Apr 02 (1&3), Jul 03 (2)
LAST EXTERNAL VALUATION DATE	30-Jun-23
VALUATION AT 31 DECEMBER 2023	\$328.0m
VALUER	Directors Valuation
CAPITALISATION RATE	5.88%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$917/SQM

Major Tenants	NLA SQM	Lease Expiry
Japara Holdings Pty Ltd	1,566	Apr-24
Veris Australia	1,565	Oct-25

Lease Expiry Profile % Income

VACANCY	13.8%
2H24	7.1%
FY25	14.6%
FY26	14.6%
FY27	20.1%
FY28	13.0%
FY29+	16.8%
WALE	3.0 YEARS