

Investment Property Under Construction

Mixed Use

WATERLOO METRO QUARTER SYDNEY, NSW



Mirvac and John Holland will deliver the Waterloo Metro Quarter development in a joint venture. The site is located approximately 3.3 kilometres south of the Sydney CBD and has frontages to Cope Street, Botany Road, Raglan Street and Wellington Street. Construction of the new Sydney Metro Waterloo Station is currently underway with the site now partially handed over for the Metro Quarter development. All development approvals have been obtained. The project will deliver residential, office and retail space, along with student accommodation, affordable and social housing. The precinct will also have community facilities which are intended to be operated as a childcare centre.

Summary Information

VALUATION AT 31 DECEMBER 2023 ¹	\$0m
EXPECTED DEVELOPMENT VALUE ON COMPLETION ²	~\$960m
TOTAL LOTS	655 (505 social and student accommodation, 150 BTS)
TOTAL RESIDENTIAL LOTS ³	150
NLA	~32,300 sqm office & ~4,500 sqm retail
ACQUISITION DATE	Dec-19
TARGET COMPLETION	FY25+
OWNERSHIP	JV

Note: Image is an artist impression only.

1. Investment carried as an Investment in Joint Venture, not held in IPUC.

2. Represents 100% expected end value, subject to various factors outside of Mirvac's control such as planning, market demand and COVID-19 uncertainties.

3. Indicative only and subject to change. Settlement timing and lot numbers subject to change depending on various factors outside of Mirvac's control such as planning outcomes, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties. Includes 24 affordable housing lots.