

REAL LIFE EXPERIENCES



For personal use only

For personal use only

Our destinations play an essential role in their communities, providing a wide range of non-discretionary and discretionary retail, dining, leisure, entertainment and services that deliver engaging experiences for our consumers.

We are pleased to see our customers return to their favourite destinations, despite the ongoing impacts of COVID-19.



CONTENTS

- 03 About Vicinity Centres
- 04 Discover more
- 06 Direct Portfolio
- 08 Asset summaries
- 11 New South Wales (NSW)
- 25 Queensland (QLD)
- 37 South Australia (SA)
- 43 Victoria (VIC)
- 65 Tasmania (TAS)
- 69 Western Australia (WA)

Cover image: DFO Homebush, NSW

This page: Roselands, NSW

Disclaimer

This document includes information regarding the past performance of Vicinity Centres' property portfolio. Past performance of the property portfolio should not be relied upon as being indicative of future performance. Any forward-looking statements included in this document are based on information available to Vicinity Centres as at the date of this document and are not representations, assurances, predictions or guarantees of future results, performance or achievements expressed or implied by the forward-looking statements. Such statements involve known and unknown risks, uncertainties, assumptions and other factors, many of which are beyond the control of Vicinity Centres particularly in relation to the global COVID-19 pandemic. The actual results of Vicinity Centres may differ materially from the anticipated results, performance or achievements expressed, projected or implied by these forward-looking statements and you should not place undue reliance on such forward-looking statements which are provided as a general guide only. To the maximum extent permitted by law, responsibility for the accuracy or completeness of any forward-looking statements whether as a result of new information, future events or results or otherwise is disclaimed. Vicinity disclaims any responsibility to update or revise any forward-looking statement to reflect any change in Vicinity's financial condition, status or affairs or any change in the events, conditions or circumstances on which a statement is based, except as required by law or regulation (including the ASX Listing Rules).

This document is for information purposes only and is not intended to be relied upon as advice to investors or potential investors and does not take into account the investment objectives, financial situation or needs of any particular investor. No representation or warranty, express or implied, is made as to the accuracy, adequacy or reliability of any statements, estimate, opinions or other information contained in this document.

The information and figures contained in this document are current only as at 31 December 2021 unless otherwise specified. In addition, the information presented is in summary form only and does not purport to be complete. It is to be read in conjunction with the Financial Report for the half-year ended 31 December 2021, lodged with the Australian Securities Exchange (ASX) on 16 February 2022.

Effect of rounding

A number of figures, amounts, percentages, estimates, calculations of value and fractions in this document are subject to the effect of rounding. Accordingly, the actual calculation of these figures, amounts, percentages, estimates, calculations of value and fractions may differ from the figures, amounts, percentages, estimates, calculations of value and fractions set out in this document. Also due to rounding, some totals in tables and charts may not sum.

Copyright

The copyright of this document and the information contained therein is vested in the Vicinity Centres group of companies. This document should not be copied, reproduced or redistributed without prior consent.

Authorisation

Mr Grant Kelley, CEO and Managing Director, has authorised that this document be given to ASX.

ABOUT VICINITY CENTRES

OUR VISION IS
TO REIMAGINE
DESTINATIONS
OF THE FUTURE,
WHERE PEOPLE
LOVE TO CONNECT.



Victoria Gardens Shopping Centre, VIC

Vicinity Centres (Vicinity, ASX:VCX) is one of Australia's leading retail property groups with a fully integrated asset management platform.

A top-100 entity on the Australian Securities Exchange, Vicinity's vision is to reimagine destinations of the future, creating places where people love to connect.

Vicinity has 61¹ assets under management around Australia, valued at \$23.4 billion across approximately 2.5 million square metres of gross lettable area.

Vicinity's directly-owned portfolio (Direct Portfolio) of 60 shopping centres is valued at \$14.3 billion, just over half of which comprises Vicinity's Flagship portfolio, which includes Chadstone, Australia's number one shopping centre by retail sales², seven premium CBD centres located across Australia's three largest cities, and Australia's leading outlet centre portfolio.

Vicinity continues to progress implementation of energy, water and carbon reduction programs to improve the environmental efficiency of our shopping centres, as we work towards meeting our target of Net Zero carbon emissions³ by 2030. Vicinity is the Oceania Sector Leader and Number 3 Globally in the Listed Retail Shopping Centre category by Global Real Estate Sustainability Benchmark⁴, is ranked fifth most sustainable real estate company globally in the Dow Jones Sustainability Index (DJSI) and is rated 'A-' for climate disclosure by CDP⁵; has a 4.4 Star⁶ Portfolio NABERS Energy rating and a 4 Star Green Star Performance Profile Rating.

1. Includes Midland Gate, WA, which Vicinity manages on behalf of fund management clients.
2. Reported in the Big Guns 2020 survey.
3. For our wholly-owned retail assets. Consistent with GHG Protocol, this applies to common mall areas.
4. GRESB includes listed and unlisted funds.
5. Formerly Carbon Disclosure Project.
6. NABERS Sustainable Portfolio Index 2021, based on Vicinity's ownership interest and 2021 rating as at December 2020 with 91% portfolio coverage.



Drone delivery program successfully implemented at Grand Plaza, QLD.

[DISCOVER MORE](#)

FIND THE PERFECT FIT



Our customers love browsing through their favourite fashion brands in store. They can see the colours, feel the quality and get the perfect fit every time. Our retailers have the opportunity to offer excellent customer service and ensure a consistent and memorable experience.

GRAB THE ESSENTIALS



With a broad selection of everyday essentials on offer, our customers can find what they need. From groceries to home office supplies, our centres are the quick and easy place to stock up.

FOCUS ON HEALTH



In our fast-paced world, looking after our health is more important than ever. Our customers can access our centres for the products and services they need to keep them feeling good. From state of the art gyms to health and supplement stores and the latest fitness apparel, our centres are community health and wellness hubs.

EXPRESS YOURSELF



With the best in class retailers across our centres, we bring the latest trends in hair, skin, nails and cosmetics to our consumers. Treat yourself to a facial, haircut and manicure in store or grab everything you need for your at-home regime.

DIRECT PORTFOLIO

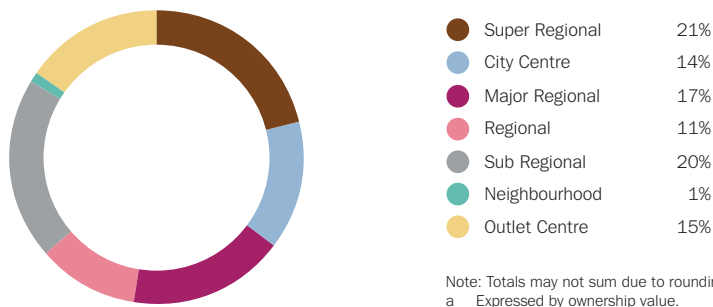
Key statistics by centre type

	Total portfolio	Chadstone	Premium CBDs	DFOs ¹	Core
Number of retail assets	60	1	7	8	44
Gross lettable area (000's) (sqm)	2,459	234	222	275	1,728
Total value ² (\$m)	14,252	3,063	1,987	2,197	7,005
Portfolio weighting by value (%)	100	21	14	15	49
Capitalisation rate (weighted average) (%)	5.35	3.88	4.95	5.57	6.05
Occupancy rate (%)	98.2	99.3	96.7	98.3	98.3

Note: Totals may not sum due to rounding.

- Includes DFO Brisbane business and Harbour Town Premium Outlets Gold Coast.
- Reflects ownership share in investment properties and equity-accounted investments.

Composition by centre type^a



Formal TCFD supporter

#5 globally
of real estate companies

MEMBER OF
**Dow Jones
Sustainability Indices**
In Collaboration with RobecoSAM

Sector leader

Oceania Listed
Retail Shopping
Centre¹

NET ZERO

carbon target by 2030²

Community partner

AUSTRALIA'S
LARGEST

shopping centre solar program

4.4 STARS

NABERS Energy rating (Dec 19: 3.9 Stars)³

1. Global Real Estate Sustainability Benchmark which includes listed and unlisted funds.

2. For our wholly-owned retail assets. Consistent with GHG Protocol, this applies to common mall areas.

3. NABERS Sustainable Portfolio Index 2021, based on Vicinity's ownership interest and 2021 rating as at December 2020 with 91% portfolio coverage, December 2019 rating has 86% portfolio coverage.

DIRECT PORTFOLIO

60

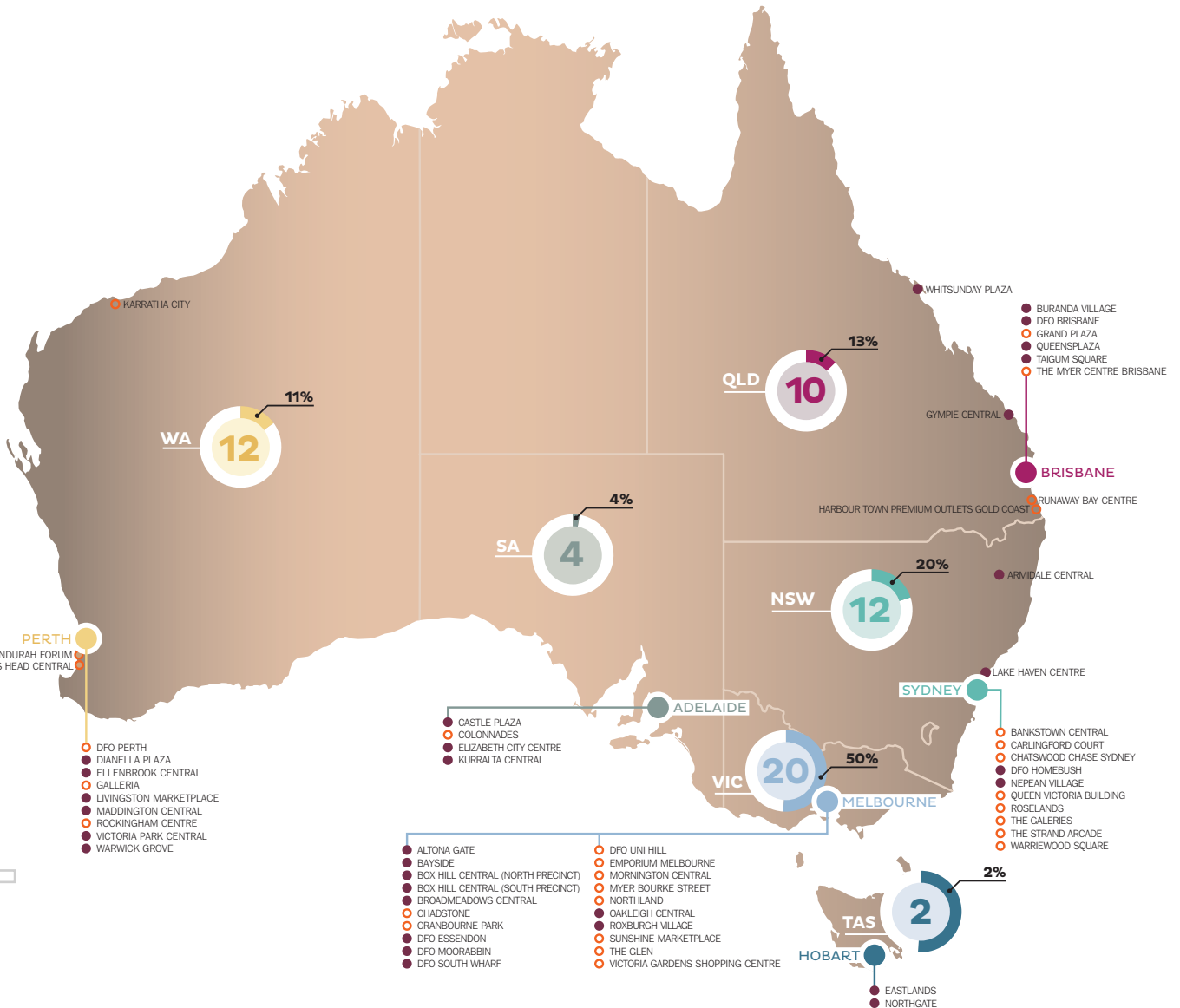
shopping centres

\$14.3 billion

total value

2.5 million sqm

gross lettable area



Note: Totals may not sum due to rounding.

- Wholly owned
- Jointly owned
- Number of shopping centres
- % Portfolio value (%)

ASSET SUMMARIES

	Centre type	Ownership interest (%)	Gross lettable area (GLA) (sqm)	Occupancy rate by GLA (%)	Value 31-Dec-21 ¹ (\$m)	Net revaluation movement ¹ (\$m)	Capitalisation rate			Discount rate 31-Dec-21 (%)	Page number
							31-Dec-21 (%)	30-Jun-21 (%)	Movement		
New South Wales											11
Armidale Central ²	Sub Regional	100	14,741	n.a.	36.0	1.4	6.75	7.00	(0.25)	7.00	13
Bankstown Central ²	Major Regional	50	85,856	n.a.	255.0	(8.5)	5.75	6.00	(0.25)	6.50	14
Carlingford Court	Sub Regional	50	33,298	98.5	102.3	3.2	6.00	6.25	(0.25)	6.75	15
Chatswood Chase Sydney ²	Major Regional	51	63,747	n.a.	423.2	(6.1)	5.00	5.00	-	6.50	16
DFO Homebush	Outlet Centre	100	28,224	100.0	656.0	27.6	5.00	5.25	(0.25)	6.00	17
Lake Haven Centre	Sub Regional	100	43,145	98.8	293.0	21.9	6.00	6.50	(0.50)	6.75	18
Nepean Village	Sub Regional	100	23,058	98.7	205.0	2.6	5.50	5.75	(0.25)	6.50	19
Queen Victoria Building	City Centre	50	14,028	92.1	277.0	3.5	5.00	5.13	(0.13)	6.00	20
Roselands	Major Regional	50	63,566	99.3	167.5	27.7	5.75	6.25	(0.50)	6.50	21
The Galleries	City Centre	50	14,997	98.7	149.9	3.2	5.00	5.00	-	6.25	22
The Strand Arcade	City Centre	50	5,738	95.2	111.2	1.8	4.75	4.75	-	6.00	23
Warriewood Square	Sub Regional	50	30,381	98.7	132.5	4.5	5.75	6.00	(0.25)	6.50	24
Queensland											25
Buranda Village	Sub Regional	100	11,645	100.0	39.0	1.0	5.75	6.00	(0.25)	6.00	27
DFO Brisbane	Outlet Centre	100	26,020	99.3	68.0	0.1	7.75	7.75	-	7.25	28
Grand Plaza	Regional	50	53,363	98.3	187.5	4.8	5.75	6.00	(0.25)	6.75	29
Gympie Central	Sub Regional	100	14,147	99.5	76.0	3.3	6.75	7.25	(0.50)	7.50	30
Harbour Town Premium Outlets Gold Coast ³	Outlet Centre	50	44,693	n.a.	370.0	11.6	5.00	n.a.	n.a.	6.50	31
QueensPlaza	City Centre	100	39,415	94.8	680.0	11.1	4.75	4.75	-	6.25	32
Runaway Bay Centre ^{2,4}	Regional	50	42,925	n.a.	130.9	21.1	5.75	6.25	(0.50)	6.50	33
Taigum Square	Sub Regional	100	22,836	97.0	93.5	4.3	6.50	6.75	(0.25)	7.25	34
The Myer Centre Brisbane ²	City Centre	25	63,173	n.a.	113.8	(5.2)	5.75	5.75	-	6.75	35
Whitsunday Plaza	Sub Regional	100	22,356	99.7	64.0	3.4	7.00	7.25	(0.25)	7.50	36

Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

1. Valuation movements are for the six-months ended 31 December 2021, reflect Vicinity ownership interest and exclude statutory accounting adjustments.
2. Occupancy rate non-comparable for reporting purposes.
3. Centre acquired during 1H FY22, settled on 30 November 2021.
4. Centre divested during 1H FY22, settlement expected by 30 June 2022.

ASSET SUMMARIES

	Centre type	Ownership interest (%)	Gross lettable area (GLA) (sqm)	Occupancy rate by GLA (%)	Value 31-Dec-21 ¹ (\$m)	Net revaluation movement ¹ (\$m)	Capitalisation rate			Discount rate 31-Dec-21 (%)	Page number
	31-Dec-21 (%)	30-Jun-21 (%)	Movement								
South Australia											37
Castle Plaza	Sub Regional	100	22,841	97.5	149.2	7.0	6.75	7.00	(0.25)	7.50	39
Colonnades	Regional	50	86,564	98.7	126.3	12.4	7.00	7.50	(0.50)	7.50	40
Elizabeth City Centre	Regional	100	80,496	98.8	307.0	15.1	7.25	7.50	(0.25)	7.75	41
Kurraltia Central	Sub Regional	100	10,675	100.0	50.0	4.5	5.50	6.00	(0.50)	6.00	42
Victoria											43
Altona Gate	Sub Regional	100	26,581	98.8	110.0	0.5	6.00	6.25	(0.25)	6.50	45
Bayside	Major Regional	100	89,253	98.6	435.0	1.3	6.25	6.25	-	7.00	46
Box Hill Central (North Precinct) ²	Sub Regional	100	14,639	n.a.	114.0	(4.1)	5.75	6.00	(0.25)	6.50	47
Box Hill Central (South Precinct) ²	Sub Regional	100	22,956	n.a.	220.3	3.1	5.75	6.00	(0.25)	6.25	48
Broadmeadows Central	Regional	100	61,255	99.1	272.7	3.5	6.50	6.75	(0.25)	7.25	49
Chadstone	Super Regional	50	233,685	99.3	3,062.5	29.7	3.88	3.88	-	6.00	50
Cranbourne Park	Regional	50	46,420	99.0	137.5	8.8	6.00	6.25	(0.25)	6.75	51
DFO Essendon ³	Outlet Centre	100	52,412	99.9	173.0	7.7	6.50	6.75	(0.25)	6.75	52
DFO Moorabbin	Outlet Centre	100	24,531	97.2	103.0	(1.6)	8.00	8.00	-	9.00	53
DFO South Wharf ³	Outlet Centre	100	55,762	93.1	640.0	29.1	5.50	5.75	(0.25)	6.75	54
DFO Uni Hill	Outlet Centre	50	19,693	97.0	70.3	7.9	6.25	6.75	(0.50)	7.25	55
Emporium Melbourne ²	City Centre	50	44,802	n.a.	520.0	(2.9)	4.75	4.75	-	6.00	56
Mornington Central ²	Sub Regional	50	11,798	n.a.	39.4	1.6	5.50	6.00	(0.50)	6.00	57
Myer Bourke Street	City Centre	33	39,924	100.0	135.0	(0.0)	6.00	6.00	-	6.00	58
Northland	Major Regional	50	97,487	98.2	400.0	(9.0)	5.50	5.50	-	6.75	59
Oakleigh Central	Neighbourhood	100	14,360	98.3	85.0	4.2	5.25	5.50	(0.25)	6.25	60
Roxburgh Village	Sub Regional	100	24,738	100.0	102.3	8.9	6.75	7.25	(0.50)	7.25	61
Sunshine Marketplace	Sub Regional	50	34,215	96.4	64.4	2.8	6.00	6.25	(0.25)	6.50	62
The Glen ²	Major Regional	50	76,762	n.a.	320.0	(8.6)	5.50	5.50	-	7.00	63
Victoria Gardens Shopping Centre	Sub Regional	50	38,013	97.8	152.6	6.9	5.75	6.00	(0.25)	6.75	64

Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

1. Valuation movements are for the six-months ended 31 December 2021, reflect Vicinity ownership interest and exclude statutory accounting adjustments.
2. Occupancy rate non-comparable for reporting purposes.
3. Occupancy data excludes Homemaker retailers.

ASSET SUMMARIES

	Centre type	Ownership interest (%)	Gross lettable area (GLA) (sqm)	Occupancy rate by GLA (%)	Value 31-Dec-21 ¹ (\$m)	Net revaluation movement ¹ (\$m)	Capitalisation rate			Discount rate 31-Dec-21 (%)	Page number
							31-Dec-21 (%)	30-Jun-21 (%)	Movement		
Tasmania											65
Eastlands	Regional	100	33,561	99.8	170.0	5.3	6.50	6.75	(0.25)	7.00	67
Northgate	Sub Regional	100	19,479	98.2	88.7	4.9	7.00	7.50	(0.50)	7.50	68
Western Australia											69
DFO Perth	Outlet Centre	50	23,729	98.9	116.8	6.6	5.75	6.00	(0.25)	7.00	71
Dianella Plaza	Neighbourhood	100	17,141	94.4	69.0	5.7	6.50	7.25	(0.75)	7.00	72
Ellenbrook Central ²	Sub Regional	100	47,046	n.a.	258.0	6.6	6.00	6.00	-	7.00	73
Galleria	Major Regional	50	75,553	94.8	227.5	(9.2)	6.00	6.00	-	6.50	74
Halls Head Central	Sub Regional	50	19,368	93.5	41.4	3.1	6.50	7.00	(0.50)	7.00	75
Karratha City	Sub Regional	50	22,868	98.3	51.1	1.2	7.50	7.75	(0.25)	7.50	76
Livingston Marketplace	Sub Regional	100	15,533	100.0	83.2	3.5	6.00	6.25	(0.25)	7.00	77
Maddington Central	Sub Regional	100	27,849	97.9	97.0	5.9	7.25	7.75	(0.50)	7.75	78
Mandurah Forum	Major Regional	50	66,238	96.1	217.5	(0.6)	6.25	6.25	-	7.00	79
Rockingham	Regional	50	61,164	97.0	219.0	6.4	5.75	6.00	(0.25)	7.00	80
Victoria Park Central	Neighbourhood	100	5,771	96.7	27.0	1.8	5.50	6.00	(0.50)	6.25	81
Warwick Grove	Sub Regional	100	32,111	99.8	165.0	12.1	6.75	7.25	(0.50)	7.50	82

Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

1. Valuation movements are for the six-months ended 31 December 2021, reflect Vicinity ownership interest and exclude statutory accounting adjustments.

2. Occupancy rate non-comparable for reporting purposes.

For personal use only

NEW SOUTH WALES



SYDNEY

ARMIDALE CENTRAL

LAKE HAVEN CENTRE



WARRIEWOOD SQUARE

NEPEAN VILLAGE

CARLINGFORD COURT

CHATSWOOD CHASE SYDNEY

DFO HOMEBUSH

QUEEN VICTORIA BUILDING
THE GALERIES

THE STRAND ARCADE

BANKSTOWN CENTRAL

ROSELANDS

- Wholly owned
- Jointly owned

NEW SOUTH WALES

- 13 Armidale Central
- 14 Bankstown Central
- 15 Carlingford Court
- 16 Chatswood Chase Sydney
- 17 DFO Homebush
- 18 Lake Haven Centre
- 19 Nepean Village
- 20 Queen Victoria Building
- 21 Roselands
- 22 The Galleries
- 23 The Strand Arcade
- 24 Warriewood Square





ARMIDALE CENTRAL

Anaiwan Country

225 Beardy Street, Armidale NSW 2350

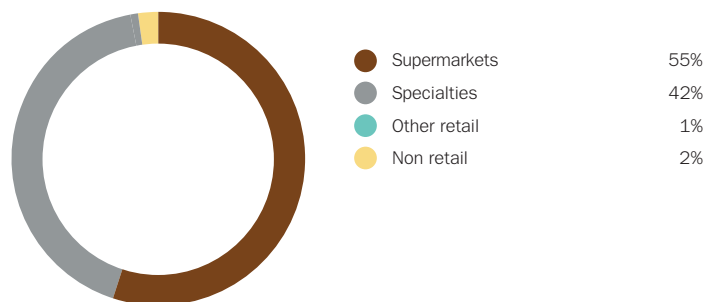
armidalecentral.com.au

Armidale Central is a two level Sub Regional shopping centre located in regional northern New South Wales. It is anchored by Woolworths and includes more than 25 specialty stores, and from early 2023 will include a new Kmart.

Property overview

State	NSW
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2007
Centre first opened	2007
Latest redevelopment	n.a.
Valuation External/Internal	Internal
Valuation (\$m) ¹	36.0
Valuation date	Dec-21
Capitalisation rate (%)	6.75
Discount rate (%)	7.00

Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	14,741
Number of tenants	31
Total Trade Area (000's)	62
Major tenants ²	Woolworths
Car spaces	613
Occupancy rate by GLA (%) ³	n.a.
Weighted average lease expiry by GLA (years)	4.1
Green Star – Performance	3 Stars
NABERS Energy rating	0 Star
NABERS Water rating	5.5 Stars

Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

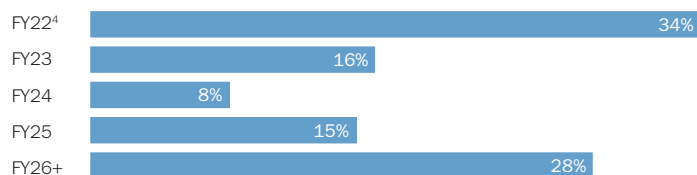
¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Occupancy rate non-comparable for reporting purposes.

⁴ Includes holdovers.

Specialty store lease expiry profile by income





BANKSTOWN CENTRAL

Cabrogal Country

North Terrace, Bankstown NSW 2200

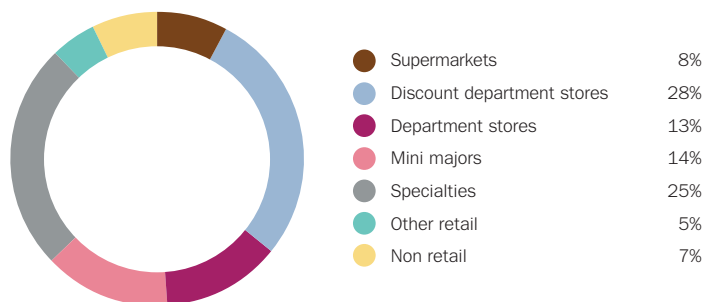
bankstowncentral.com.au

Bankstown Central is a three level Major Regional shopping centre located approximately 24 kilometres south-west of the Sydney CBD, lying within the area covered by the Sydenham to Bankstown Urban Renewal Corridor. It is anchored by Myer, Big W, Kmart and Woolworths and includes more than 205 specialty stores. The centre has commenced refurbishment works which includes relocating the bus terminal, reconfiguring the tenancies to make way for a new Coles which will anchor the 'Grand Market' fresh food precinct, and a number of new retailers.

Property overview

State	NSW
Centre type	Major Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Private investor – 50
Date acquired	2003
Centre first opened	1966
Latest redevelopment	2008
Valuation External/Internal	External
Valuation (\$m) ¹	510.0
Valuation date	Dec-21
Capitalisation rate (%)	5.75
Discount rate (%)	6.50

Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	85,856
Number of tenants	257
Total Trade Area (000's)	521
Major tenants ²	Big W, Kmart, Myer, Woolworths
Car spaces	3,135
Occupancy rate by GLA (%) ³	n.a.
Weighted average lease expiry by GLA (years)	2.8
Green Star – Performance	4 Stars
NABERS Energy rating	4.5 Stars
NABERS Water rating	3 Stars

Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

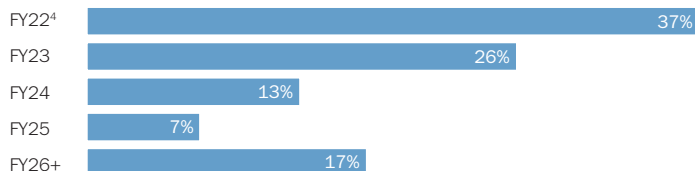
¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Occupancy rate non-comparable for reporting purposes.

⁴ Includes holdovers.

Specialty store lease expiry profile by income





CARLINGFORD COURT

Gadigal Country

Corner Pennant Hills and Carlingford Roads, Carlingford NSW 2118

carlingfordcourt.com.au

Carlingford Court is a four level Sub Regional shopping centre located approximately 22 kilometres north-west of the Sydney CBD. It is anchored by Target, Coles and Woolworths and includes more than 65 specialty stores. The retail offering is supported by a wide selection of restaurants, cafes and takeaway food.

Property overview

State	NSW
Centre type	Sub Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Private investor – 50
Date acquired	2013
Centre first opened	1965
Latest redevelopment	2007
Valuation External/Internal	External
Valuation (\$m) ¹	204.5
Valuation date	Dec-21
Capitalisation rate (%)	6.00
Discount rate (%)	6.75

Property metrics

Gross lettable area (GLA) (sqm)	33,298
Number of tenants	99
Total Trade Area (000's)	175
Major tenants ²	Coles, Target, Woolworths
Car spaces	1,472
Occupancy rate by GLA (%)	98.5
Weighted average lease expiry by GLA (years)	4.1
Green Star – Performance	3 Stars
NABERS Energy rating	3 Stars
NABERS Water rating	3.5 Stars

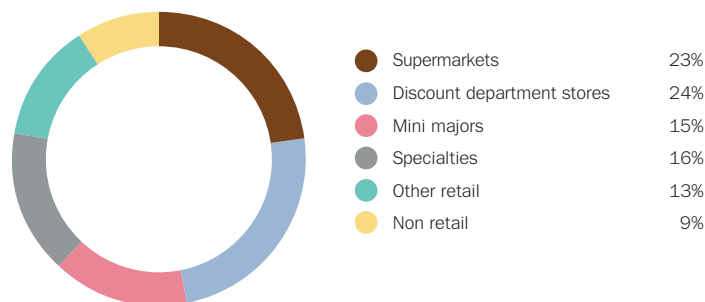
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

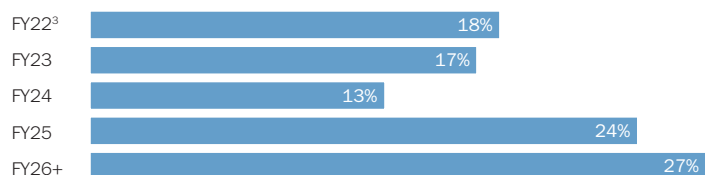
² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





CHATSWOOD CHASE SYDNEY

Cammeraygal Country
345 Victoria Avenue, Chatswood NSW 2067
chatswoodchasesydney.com.au

Chatswood Chase Sydney is a four level Major Regional shopping centre located approximately 11 kilometres north of the Sydney CBD. It is anchored by David Jones, Kmart and Coles and includes more than 145 specialty stores. Chatswood Chase Sydney features iconic international and Australian brands such as Aje., Apple, Coach, Hugo Boss, Incu, lululemon, maje, Max & Co, MECCA, Nespresso, Polo Ralph Lauren, Pottery Barn, Sandro, Scanlan Theodore, Tommy Hilfiger, West Elm, Williams-Sonoma and Zimmermann.

Property overview

State	NSW
Centre type	Major Regional
Ownership interest (%)	Vicinity Centres – 51
Co-owner (%)	GIC – 49
Date acquired*	2003
Centre first opened	1980
Latest redevelopment	2009
Valuation External/Internal	Internal
Valuation (\$m) ¹	829.7
Valuation date	Dec-21
Capitalisation rate (%)	5.00
Discount rate (%)	6.50

Property metrics

Gross lettable area (GLA) (sqm)	63,747
Number of tenants	172
Total Trade Area (000's)	472
Major tenants ²	Coles, David Jones, Kmart
Car spaces	2,434
Occupancy rate by GLA (%) ³	n.a.
Weighted average lease expiry by GLA (years)	3.1
Green Star – Performance	4 Stars
NABERS Energy rating	4.5 Stars
NABERS Water rating	2.5 Stars

Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

* Acquired 50% in 2003, acquired 50% in 2007 and divested 49% in 2018.

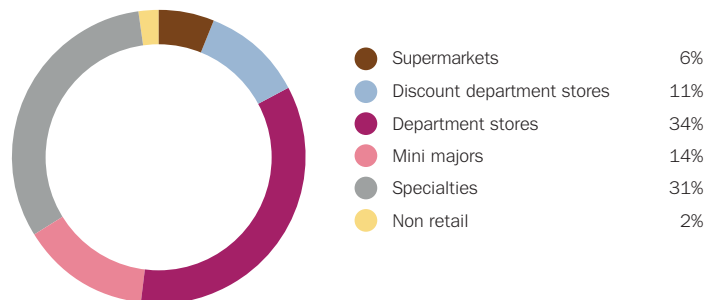
¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

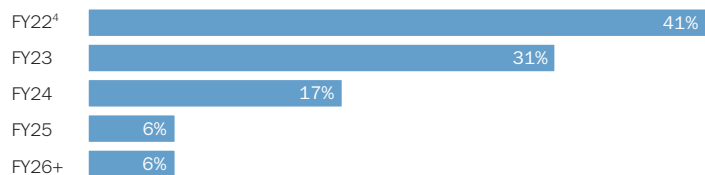
³ Occupancy rate non-comparable for reporting purposes.

⁴ Includes holdovers.

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





DFO HOMEBUSH

Wangal Country

3-5 Underwood Road, Homebush NSW 2140

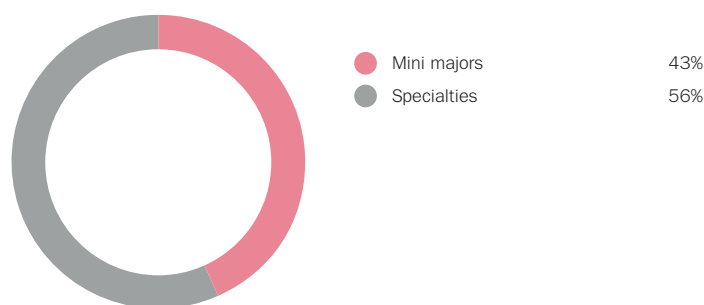
homebush.dfo.com.au

DFO Homebush is a two level Outlet Centre located approximately 15 kilometres west of the Sydney CBD. The Centre is home to more than 105 outlet retailers with a unique Premium Outlet Mall, housing high-end luxury fashion retailers including Burberry, Max Mara, Versace, Armani Outlet, Salvatore Ferragamo, Kate Spade, Coach and Michael Kors. The centre also offers key sporting brands such as Nike, Asics, PUMA and Champion as well as a Homemaker Hub.

Property overview

State	NSW
Centre type	Outlet Centre
Ownership interest (%)	100
Date acquired	2010
Centre first opened	2002
Latest redevelopment	2014
Valuation External/Internal	External
Valuation (\$m) ¹	656.0
Valuation date	Dec-21
Capitalisation rate (%)	5.00
Discount rate (%)	6.00

Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	28,224
Number of tenants	123
Total Trade Area (000's)	3,274
Major tenants ²	-
Car spaces	2,020
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	2.3
Green Star – Performance	4 Stars
NABERS Energy rating	5 Stars
NABERS Water rating	5 Stars

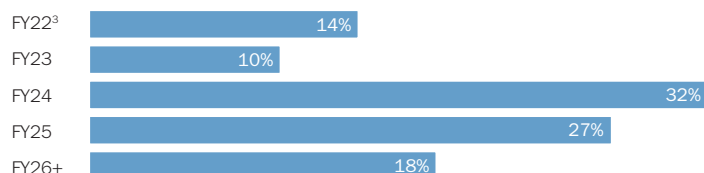
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.

Specialty store lease expiry profile by income





LAKE HAVEN CENTRE

Darkinjung Country

Corner Lake Haven Drive and Goobarabah Avenue, Lake Haven NSW 2263

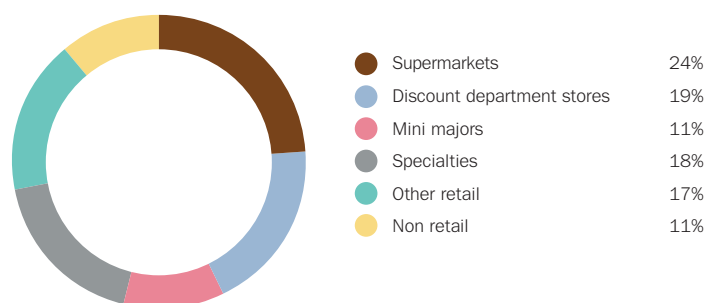
lakehavencentre.com.au

Lake Haven Centre is a single level Sub Regional shopping centre and business park located approximately 12 kilometres north-east of Wyong, on the Central Coast. It is anchored by Kmart, ALDI, Coles and Woolworths and includes more than 75 specialty stores.

Property overview

State	NSW
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	1997
Centre first opened	1986
Latest redevelopment	2009
Valuation External/Internal	External
Valuation (\$m) ¹	293.0
Valuation date	Dec-21
Capitalisation rate (%)	6.00
Discount rate (%)	6.75

Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	43,145
Number of tenants	125
Total Trade Area (000's)	104
Major tenants ²	ALDI, Coles, Kmart, Woolworths
Car spaces	1,660
Occupancy rate by GLA (%)	98.8
Weighted average lease expiry by GLA (years)	2.8
Green Star – Performance	4 Stars
NABERS Energy rating	5 Stars
NABERS Water rating	4.5 Stars

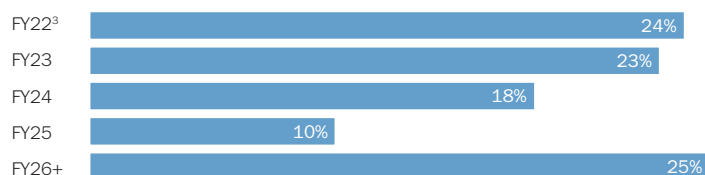
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.

Specialty store lease expiry profile by income





NEPEAN VILLAGE

Darug Country

Corner Station and Woodriff Streets, Penrith NSW 2750

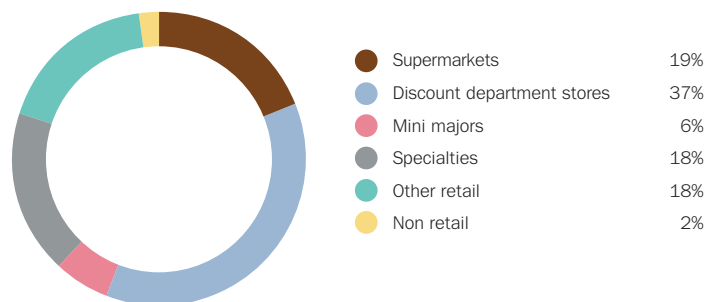
nepeanvillage.com.au

Nepean Village is a single level Sub Regional shopping centre located in Penrith, at the foothills of the Blue Mountains, approximately 57 kilometres west of the Sydney CBD. It is anchored by Kmart and Coles and includes more than 45 specialty stores.

Property overview

State	NSW
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2003
Centre first opened	1984
Latest redevelopment	1999
Valuation External/Internal	External
Valuation (\$m) ¹	205.0
Valuation date	Dec-21
Capitalisation rate (%)	5.50
Discount rate (%)	6.50

Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	23,058
Number of tenants	68
Total Trade Area (000's)	162
Major tenants ²	Coles, Kmart
Car spaces	861
Occupancy rate by GLA (%)	98.7
Weighted average lease expiry by GLA (years)	5.8
Green Star – Performance	3 Stars
NABERS Energy rating	4.5 Stars
NABERS Water rating	1.5 Stars

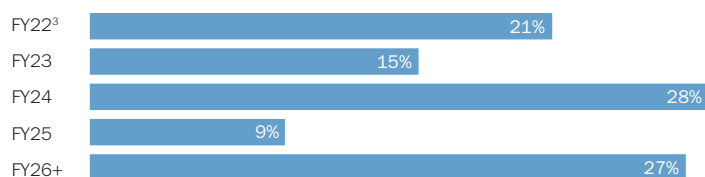
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

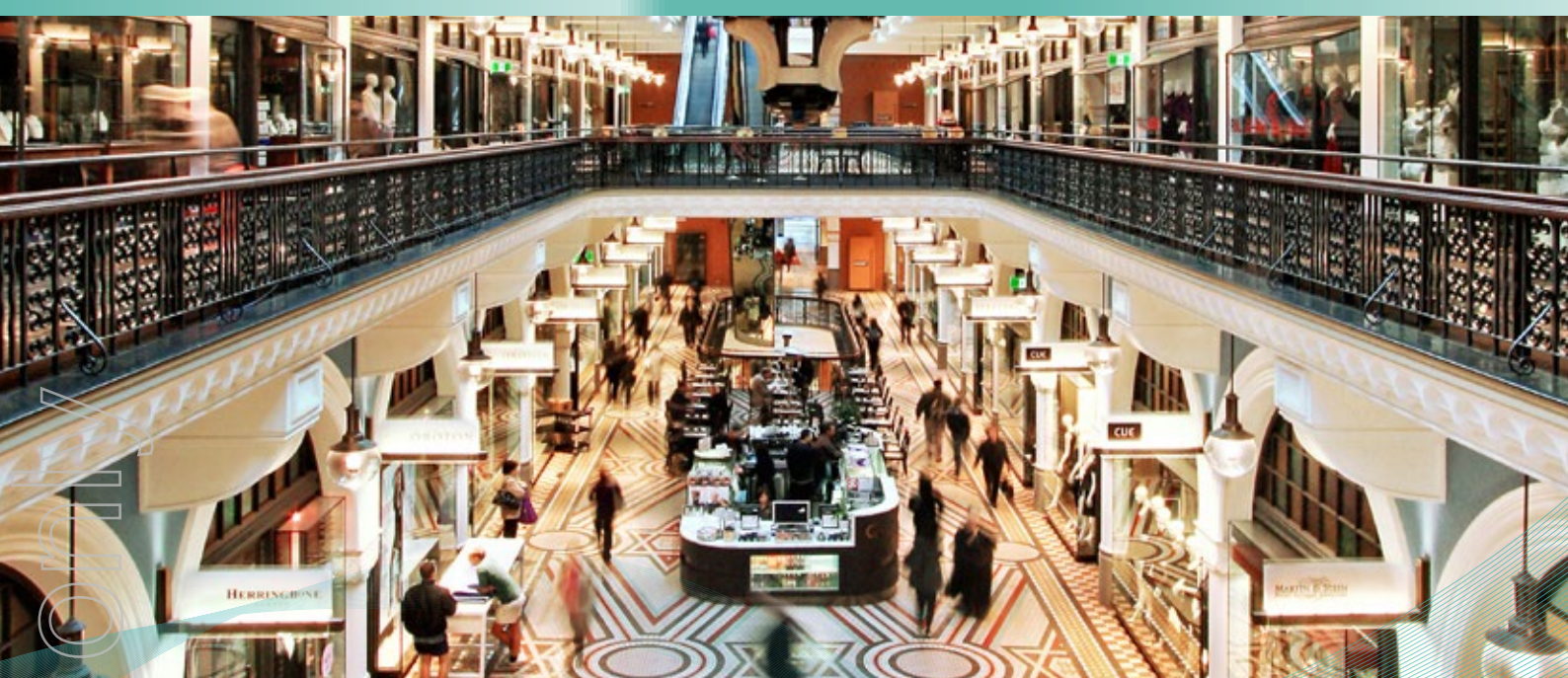
¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.

Specialty store lease expiry profile by income





QUEEN VICTORIA BUILDING

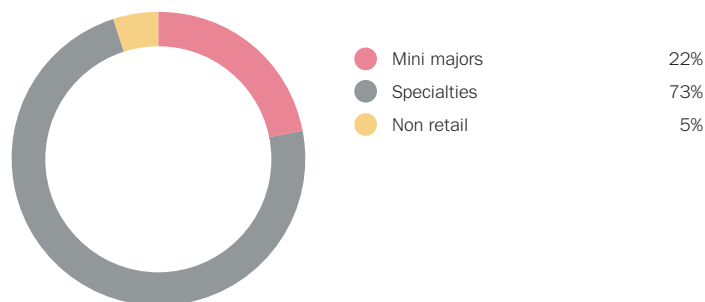
Gadigal Country
455 George Street, Sydney NSW 2000
qvb.com.au

The Queen Victoria Building (QVB) is a five level shopping centre located in the heart of Sydney's CBD. Opened in 1898, the QVB is an historic and iconic destination, attracting local and international visitors. The QVB is home to unique retail and leading Australian and international brands, including R.M. Williams, KENZO, Ralph Lauren, Hugo Boss and Jimmy Choo. There is more than 135 specialty stores, as well as premium dining experiences, including the iconic Tea Room.

Property overview

State	NSW
Centre type	City Centre
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	GIC – 50
Date acquired	2018
Centre first opened	1898
Latest redevelopment	2008
Valuation External/Internal	External
Valuation (\$m) ¹	554.0
Valuation date	Dec-21
Capitalisation rate (%)	5.00
Discount rate (%)	6.00

Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	14,028
Number of tenants	148
Total Trade Area (000's)	2,790
Major tenants ²	–
Car spaces	669
Occupancy rate by GLA (%)	92.1
Weighted average lease expiry by GLA (years)	2.1
Green Star – Performance	2 Stars
NABERS Energy rating	n.a.
NABERS Water rating	n.a.

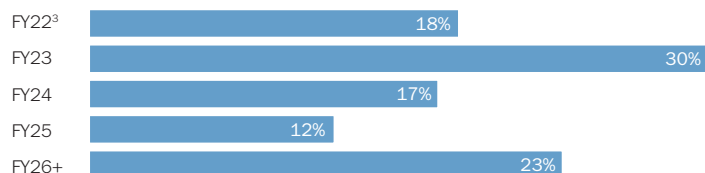
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.

Specialty store lease expiry profile by income





ROSELANDS

Darug Country

24 Roseland Avenue, Roselands NSW 2196

roselands.com.au

Roselands is a three level Major Regional shopping centre located approximately 18 kilometres south-west of the Sydney CBD. It is anchored by Myer, Kmart, ALDI, Coles and Woolworths and includes more than 110 specialty stores. The centre also has one of Sydney's best fresh food retail precincts, The Markets.

Property overview

State	NSW
Centre type	Major Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Private investor – 50
Date acquired	1998
Centre first opened	1965
Latest redevelopment	2019
Valuation External/Internal	External
Valuation (\$m) ¹	335.0
Valuation date	Dec-21
Capitalisation rate (%)	5.75
Discount rate (%)	6.50

Property metrics

Gross lettable area (GLA) (sqm)	63,566
Number of tenants	141
Total Trade Area (000's)	478
Major tenants ²	ALDI, Coles, Kmart, Myer, Woolworths
Car spaces	3,187
Occupancy rate by GLA (%)	99.3
Weighted average lease expiry by GLA (years)	5.7
Green Star – Performance	4 Stars
NABERS Energy rating	4.5 Stars
NABERS Water rating	2.5 Stars

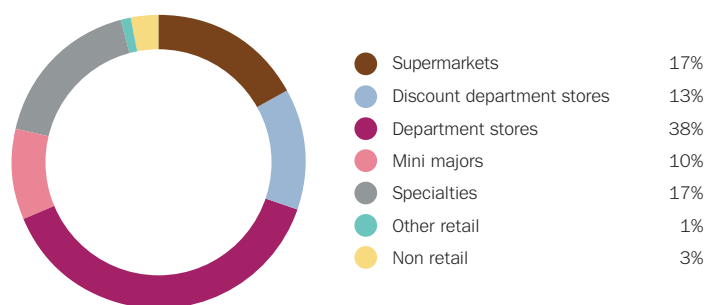
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

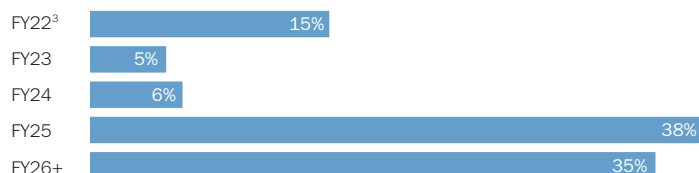
² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





THE GALERIES

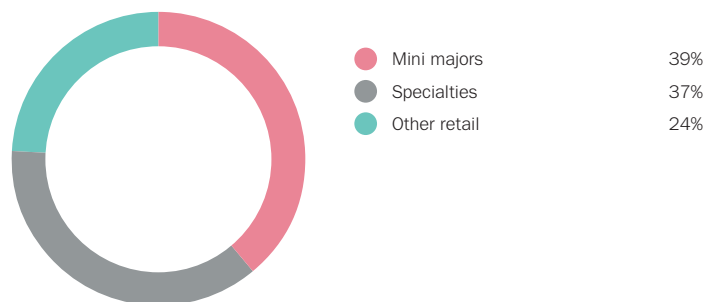
Gadigal Country
500 George Street, Sydney NSW 2000
thegalleries.com

The Galleries is a four level City Centre located in the heart of Sydney's CBD. The Galleries is a lifestyle and cultural destination for fashion, art and dining. Featuring The Grounds of the City, Gram Café & Pancakes, Lotus, Arthouse Hotel, Books Kinokuniya, MUJI, JB Hi-Fi, Incu, Carhatt, Vans and more than 60 specialty stores.

Property overview

State	NSW
Centre type	City Centre
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	GIC – 50
Date acquired	2018
Centre first opened	2000
Latest redevelopment	n.a.
Valuation External/Internal	External
Valuation (\$m) ¹	299.8
Valuation date	Dec-21
Capitalisation rate (%)	5.00
Discount rate (%)	6.25

Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	14,997
Number of tenants	71
Total Trade Area (000's)	2,366
Major tenants ²	–
Car spaces	–
Occupancy rate by GLA (%)	98.7
Weighted average lease expiry by GLA (years)	2.8
Green Star – Performance	3 Stars
NABERS Energy rating	n.a.
NABERS Water rating	n.a.

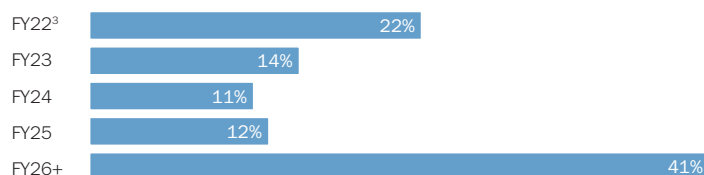
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.

Specialty store lease expiry profile by income





THE STRAND ARCADE

Gadigal Country

412-414 George Street, Sydney NSW 2000

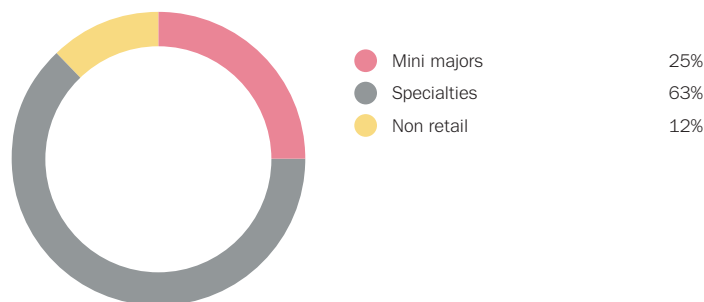
strandarcade.com.au

The Strand Arcade is a multi-level City Centre located in the heart of Sydney's CBD. Established in 1891, The Strand Arcade is an important heritage landmark within Sydney and is the only Victorian shopping arcade remaining in its original form today. The Strand Arcade features Camilla and Marc, Dion Lee, Scanlan Theodore, Mecca Cosmetics, Haigh's Chocolates and the Chef's Hat awarded The Restaurant Pendolino, as well as JB Hi-Fi and more than 60 specialty stores.

Property overview

State	NSW
Centre type	City Centre
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	GIC – 50
Date acquired	2018
Centre first opened	1891
Latest redevelopment	1997
Valuation External/Internal	External
Valuation (\$m) ¹	222.4
Valuation date	Dec-21
Capitalisation rate (%)	4.75
Discount rate (%)	6.00

Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	5,738
Number of tenants	73
Total Trade Area (000's)	1,407
Major tenants ²	–
Car spaces	–
Occupancy rate by GLA (%)	95.2
Weighted average lease expiry by GLA (years)	2.0
Green Star – Performance	3 Stars
NABERS Energy rating	n.a.
NABERS Water rating	n.a.

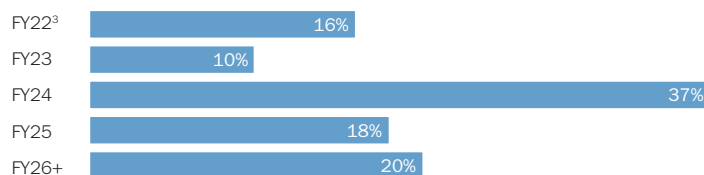
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.

Specialty store lease expiry profile by income





WARRIEWOOD SQUARE

Ku-ring-gai Country
 Jacksons Road, Warriewood NSW 2102
warriewoodsquare.com.au

Warriewood Square is a single level Sub Regional shopping centre located in Sydney's northern beaches, approximately 29 kilometres north-east of the Sydney CBD. The centre is anchored by Kmart, ALDI, Coles and Woolworths and includes more than 85 specialty stores.

Property overview

State	NSW
Centre type	Sub Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	ISPT Core Fund – 50
Date acquired	1996
Centre first opened	1980
Latest redevelopment	2016
Valuation External/Internal	Internal
Valuation (\$m) ¹	265.0
Valuation date	Dec-21
Capitalisation rate (%)	5.75
Discount rate (%)	6.50

Property metrics

Gross lettable area (GLA) (sqm)	30,381
Number of tenants	109
Total Trade Area (000's)	99
Major tenants ²	ALDI, Coles, Kmart, Woolworths
Car spaces	1,450
Occupancy rate by GLA (%)	98.7
Weighted average lease expiry by GLA (years)	7.4
Green Star – Performance	4 Stars
NABERS Energy rating	5.5 Stars
NABERS Water rating	3.5 Stars

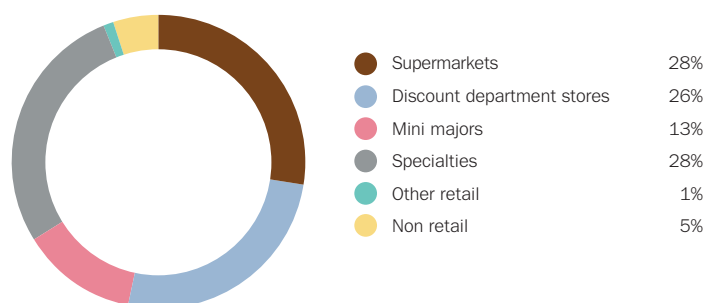
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

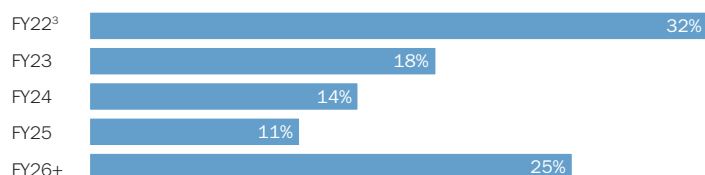
² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.

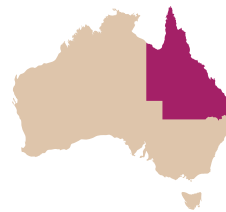
Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income



QUEENSLAND



WHITSUNDAY PLAZA

GYMPIE CENTRAL

BRISBANE

RUNAWAY BAY CENTRE
HARBOUR TOWN PREMIUM OUTLETS GOLD COAST

- Wholly owned
- Jointly owned

QUEENSLAND

- 27 Buranda Village
- 28 DFO Brisbane
- 29 Grand Plaza
- 30 Gympie Central
- 31 Harbour Town Premium Outlets Gold Coast
- 32 QueensPlaza
- 33 Runaway Bay Centre
- 34 Taigum Square
- 35 The Myer Centre Brisbane
- 36 Whitsunday Plaza





BURANDA VILLAGE

Coorparoo Country

Corner Ipswich Road and Cornwall Street, Buranda QLD 4102

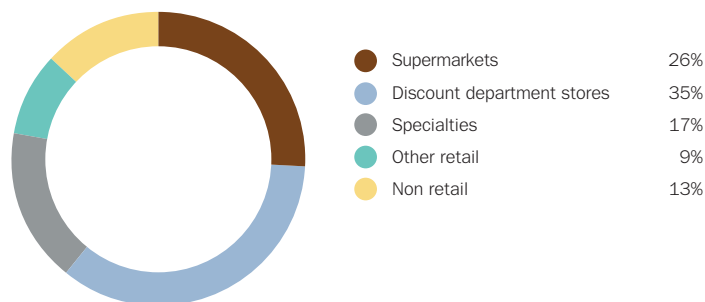
burandavillage.com.au

Buranda Village is a single level Sub Regional shopping centre located approximately 5 kilometres south of the Brisbane CBD. It is anchored by Target and Woolworths and includes more than 20 specialty stores.

Property overview

State	QLD
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2000
Centre first opened	1978
Latest redevelopment	2005
Valuation External/Internal	Internal
Valuation (\$m) ¹	39.0
Valuation date	Dec-21
Capitalisation rate (%)	5.75
Discount rate (%)	6.00

Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	11,645
Number of tenants	33
Total Trade Area (000's)	137
Major tenants ²	Target, Woolworths
Car spaces	520
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	4.4
Green Star – Performance	4 Stars
NABERS Energy rating	3.5 Stars
NABERS Water rating	4 Stars

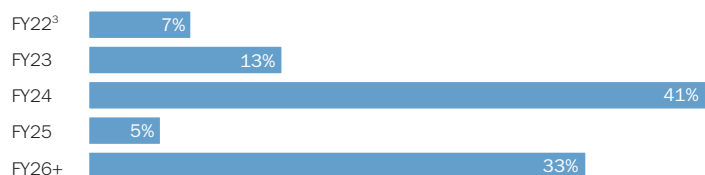
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.

Specialty store lease expiry profile by income





DFO BRISBANE

Daki Yakka Country

18th Avenue, Brisbane Airport QLD 4008

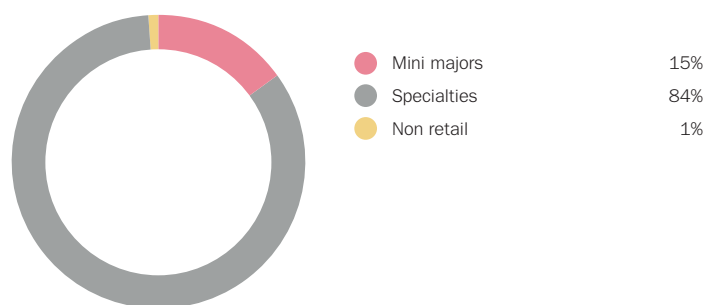
brisbane.dfo.com.au

DFO Brisbane is a single level Outlet Centre located approximately 13 kilometres north-east of the Brisbane CBD and 10 minutes from Brisbane Airport. The centre comprises more than 130 outlet retailers and includes Nike, Calvin Klein, Furla, Polo Ralph Lauren and Tommy Hilfiger.

Property overview

State	QLD
Centre type	Outlet Centre
Ownership interest (%)	100
Date acquired	2016
Centre first opened	2005
Latest redevelopment	2015
Valuation External/Internal	Internal
Valuation (\$m) ¹	68.0
Valuation date	Dec-21
Capitalisation rate (%)	7.75
Discount rate (%)	7.25

Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	26,020
Number of tenants	144
Total Trade Area (000's)	1,657
Major tenants ²	-
Car spaces	2,600
Occupancy rate by GLA (%)	99.3
Weighted average lease expiry by GLA (years)	1.6
Green Star – Performance	4 Stars
NABERS Energy rating	4.5 Stars
NABERS Water rating	5 Stars

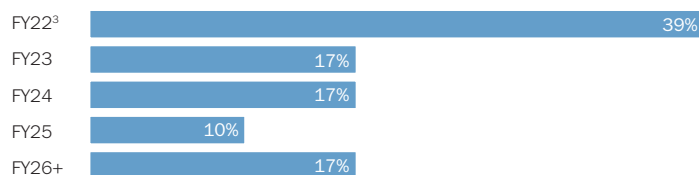
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.

Specialty store lease expiry profile by income





GRAND PLAZA

Yuggera and Yugambeh Country

27-49 Browns Plains Road, Browns Plains QLD 4118

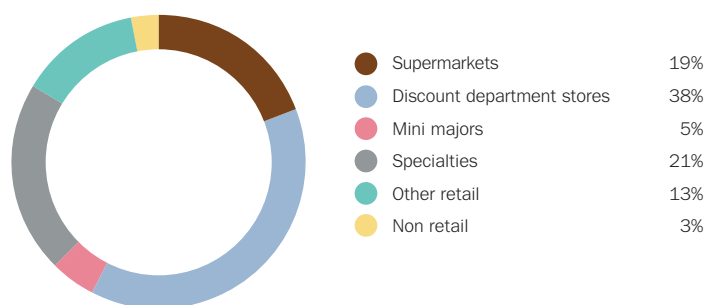
grandplaza.com.au

Grand Plaza is a single level Regional shopping centre located approximately 27 kilometres south of the Brisbane CBD. It is anchored by Big W, Kmart, Target, ALDI, Coles, Woolworths and Event Cinemas, a newly refurbished food court and includes more than 105 specialty stores. In addition, a drone delivery program has successfully been implemented at Grand Plaza, with participation from an increasing number of retailers.

Property overview

State	QLD
Centre type	Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Private investor – 50
Date acquired	2002
Centre first opened	1994
Latest redevelopment	2006
Valuation External/Internal	External
Valuation (\$m) ¹	375.0
Valuation date	Dec-21
Capitalisation rate (%)	5.75
Discount rate (%)	6.75

Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	53,363
Number of tenants	140
Total Trade Area (000's)	295
Major tenants ²	ALDI, Big W, Coles, Event Cinemas, Kmart, Target, Woolworths
Car spaces	2,667
Occupancy rate by GLA (%)	98.3
Weighted average lease expiry by GLA (years)	2.5
Green Star – Performance	4 Stars
NABERS Energy rating	4.5 Stars
NABERS Water rating	4 Stars

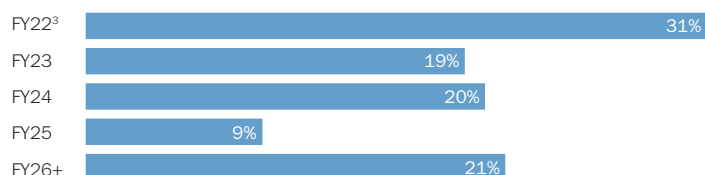
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.

Specialty store lease expiry profile by income





GYMPIE CENTRAL

Gubbi Gubbi Country

Corner Bruce Highway and Excelsior Road, Gympie QLD 4570

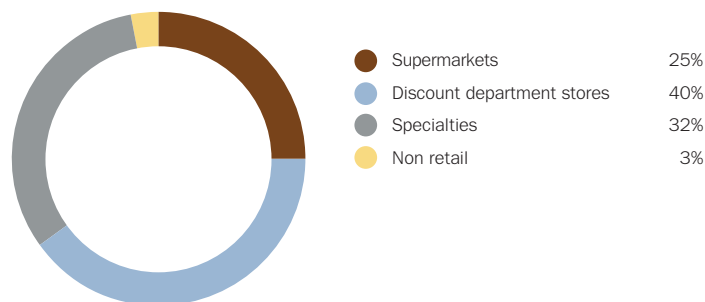
gympiecentral.com.au

Gympie Central is a single level Sub Regional shopping centre located in Gympie, approximately 80 kilometres north-west of Maroochydore on the Sunshine Coast. It is anchored by Big W and Woolworths and includes more than 40 specialty stores.

Property overview

State	QLD
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2003
Centre first opened	1973
Latest redevelopment	2007
Valuation External/Internal	External
Valuation (\$m) ¹	76.0
Valuation date	Dec-21
Capitalisation rate (%)	6.75
Discount rate (%)	7.50

Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	14,147
Number of tenants	49
Total Trade Area (000's)	51
Major tenants ²	Big W, Woolworths
Car spaces	752
Occupancy rate by GLA (%)	99.5
Weighted average lease expiry by GLA (years)	3.9
Green Star – Performance	4 Stars
NABERS Energy rating	3 Stars
NABERS Water rating	5.5 Stars

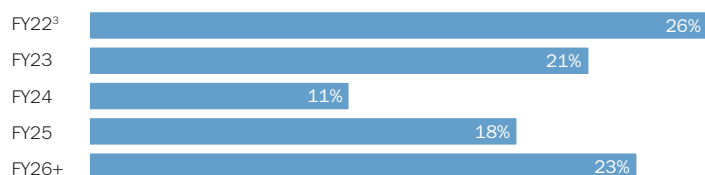
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.

Specialty store lease expiry profile by income





HARBOUR TOWN PREMIUM OUTLETS GOLD COAST

Yugambah Country

147-189 Brisbane Road, Biggera Waters QLD 4216

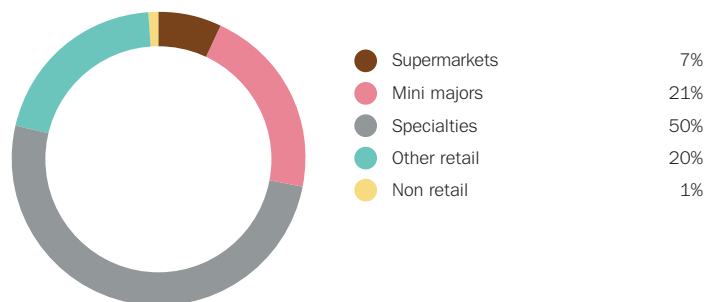
harbourtowngoldcoast.com.au

Harbour Town Premium Outlets Gold Coast is a single level Outlet Centre located approximately 10 kilometres north of Surfers Paradise on the Gold Coast. It is anchored by Woolworths and Reading Cinemas and includes more than 175 outlet retailers, including Coach, Polo Ralph Lauren, Tommy Hilfiger, Calvin Klein and R.M. Williams. The resort style centre also includes a recently expanded entertainment and dining precinct.

Property overview

State	QLD
Centre type	Outlet Centre
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Lewis Land Group – 50
Date acquired	2021
Centre first opened	1999
Latest redevelopment	2019
Valuation External/Internal	External
Valuation (\$m) ¹	740.0
Valuation date	Dec-21
Capitalisation rate (%)	5.00
Discount rate (%)	6.50

Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	44,693
Number of tenants	209
Total Trade Area (000's)	1,173
Major tenants ²	Reading Cinemas, Woolworths
Car spaces	3,022
Occupancy rate by GLA (%)	98.3
Weighted average lease expiry by GLA (years)	3.0
Green Star – Performance	n.a.
NABERS Energy rating	n.a.
NABERS Water rating	n.a.

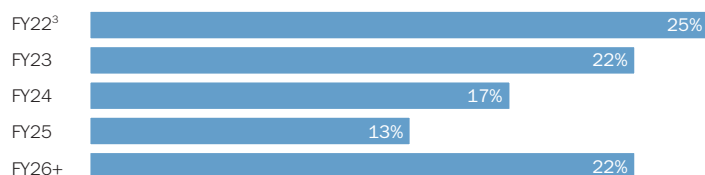
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.

Specialty store lease expiry profile by income





QUEENSPLAZA

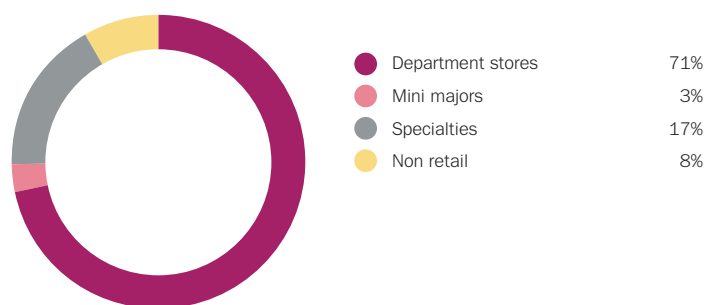
Daki Yakka Country
226 Queen Street, Brisbane QLD 4000
queensplaza.com.au

QueensPlaza is a three level City Centre located in the heart of Brisbane's CBD on Queen Street Mall. It is anchored by David Jones and includes more than 50 specialty stores. The centre features luxury retailers including Balenciaga, Burberry, Bvlgari, Chanel, Dior, Fendi, GUCCI, Louis Vuitton, Paspaley, Saint Laurent, Salvatore Ferragamo and Tiffany & Co.

Property overview

State	QLD
Centre type	City Centre
Ownership interest (%)	100
Date acquired	2001
Centre first opened	2005
Latest redevelopment	2018
Valuation External/Internal	External
Valuation (\$m) ¹	680.0
Valuation date	Dec-21
Capitalisation rate (%)	4.75
Discount rate (%)	6.25

Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	39,415
Number of tenants	58
Total Trade Area (000's)	2,444
Major tenants ²	David Jones
Car spaces	600
Occupancy rate by GLA (%)	94.8
Weighted average lease expiry by GLA (years)	12.3
Green Star – Performance	3 Stars
NABERS Energy rating	4 Stars
NABERS Water rating	3 Stars

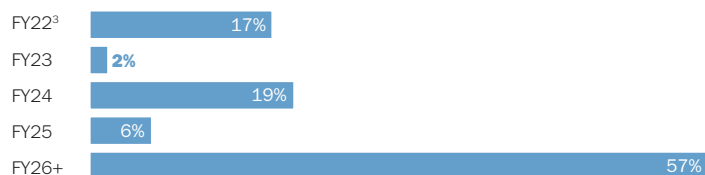
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.

Specialty store lease expiry profile by income





RUNAWAY BAY CENTRE

Yugambah Country

10-12 Lae Drive, Runaway Bay QLD 4216

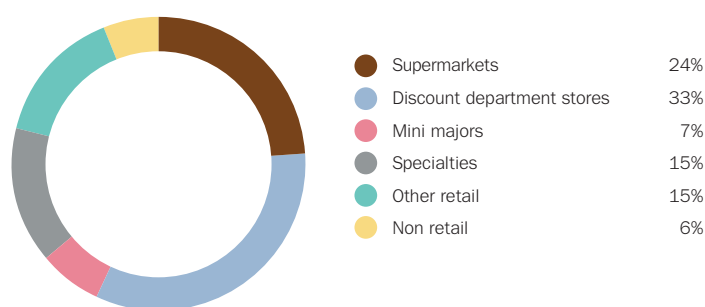
runawaybaycentre.com.au

Runaway Bay Centre¹ is a single level Regional shopping centre located approximately 11 kilometres north of Surfers Paradise on the Gold Coast. It is anchored by Big W, Target, ALDI, Coles and Woolworths and includes more than 65 specialty stores, as well as an alfresco dining precinct on the waterfront.

Property overview

State	QLD
Centre type	Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Greenpool Capital – 50
Date acquired	2002
Centre first opened	1974
Latest redevelopment	1995
Valuation External/Internal	Internal
Valuation (\$m) ²	256.0
Valuation date	Dec-21
Capitalisation rate (%)	5.75
Discount rate (%)	6.50

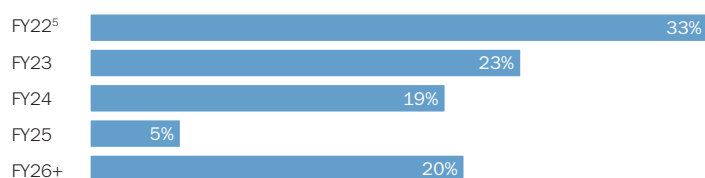
Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	42,925
Number of tenants	102
Total Trade Area (000's)	273
Major tenants ³	ALDI, Big W, Coles, Target, Woolworths
Car spaces	2,160
Occupancy rate by GLA (%) ⁴	n.a.
Weighted average lease expiry by GLA (years)	3.7
Green Star – Performance	4 Stars
NABERS Energy rating	4.5 Stars
NABERS Water rating	4.5 Stars

Specialty store lease expiry profile by income



Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Centre divested during 1H FY22, settlement expected by 30 June 2022.

² Expressed on 100% basis.

³ Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

⁴ Occupancy rate non-comparable for reporting purposes.

⁵ Includes holdovers.



TAIGUM SQUARE

Daki Yakka Country

Corner Church and Beams Roads, Taigum QLD 4018

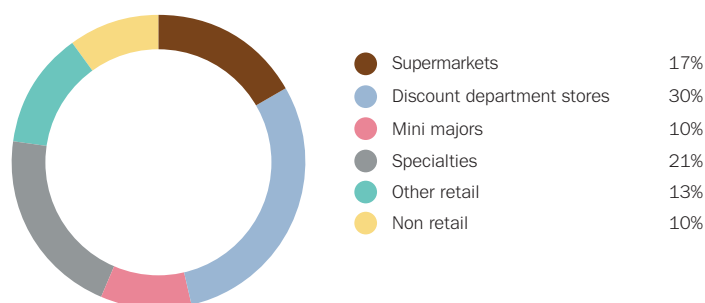
taigumsquare.com.au

Taigum Square is a single level Sub Regional shopping centre located approximately 15 kilometres north of the Brisbane CBD. It is anchored by Big W and Woolworths and includes more than 40 specialty stores.

Property overview

State	QLD
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	1998
Centre first opened	1982
Latest redevelopment	2001
Valuation External/Internal	External
Valuation (\$m) ¹	93.5
Valuation date	Dec-21
Capitalisation rate (%)	6.50
Discount rate (%)	7.25

Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	22,836
Number of tenants	69
Total Trade Area (000's)	91
Major tenants ²	Big W, Woolworths
Car spaces	1,054
Occupancy rate by GLA (%)	97.0
Weighted average lease expiry by GLA (years)	4.1
Green Star – Performance	4 Stars
NABERS Energy rating	6 Stars
NABERS Water rating	3.5 Stars

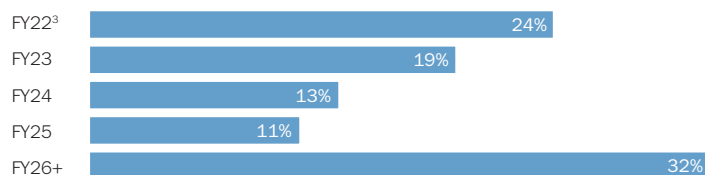
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.

Specialty store lease expiry profile by income





THE MYER CENTRE BRISBANE

Daki Yakka Country

91 Queen Street, Brisbane QLD 4000

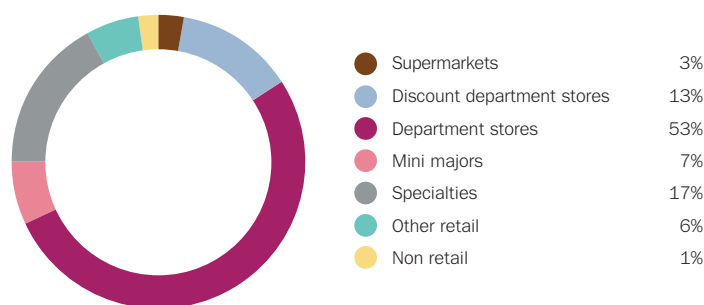
themyercentre.com.au

The Myer Centre Brisbane is a six level City Centre located in the heart of Brisbane's CBD on Queen Street Mall. This CBD retail destination is anchored by Myer, Target, Coles Central and Event Cinemas and includes more than 110 specialty stores.

Property overview

State	QLD
Centre type	City Centre
Ownership interest (%)	Vicinity Centres – 25
Co-owner (%)	ISPT Core Fund – 75
Date acquired*	1998
Centre first opened	1988
Latest redevelopment	2006
Valuation External/Internal	Internal
Valuation (\$m) ¹	455.0
Valuation date	Dec-21
Capitalisation rate (%)	5.75
Discount rate (%)	6.75

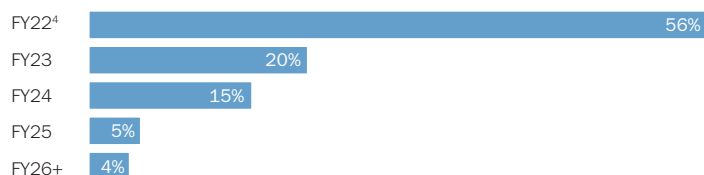
Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	63,173
Number of tenants	136
Total Trade Area (000's)	1,319
Major tenants ²	Coles Central, Event Cinemas, Myer, Target
Car spaces	1,450
Occupancy rate by GLA (%) ³	n.a.
Weighted average lease expiry by GLA (years)	4.9
Green Star – Performance	4 Stars
NABERS Energy rating	4 Stars
NABERS Water rating	4 Stars

Specialty store lease expiry profile by income



Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

* Acquired 100% in 1998, divested 50% in 2002 and divested a further 25% in 2006.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Occupancy rate non-comparable for reporting purposes.

⁴ Includes holdovers.



WHITSUNDAY PLAZA

Giya/Gia Country

8 Galbraith Park Drive, Cannonvale QLD 4802

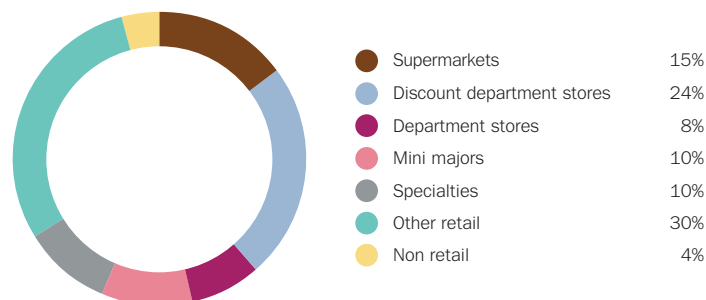
whitsundayplaza.com.au

Whitsunday Plaza is a single level Sub Regional shopping centre located in Whitsunday in central Queensland, approximately 6 kilometres south-west of Airlie Beach. It is anchored by Big W, Harvey Norman and Woolworths and includes more than 20 specialty stores.

Property overview

State	QLD
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2005
Centre first opened	2006
Latest redevelopment	n.a.
Valuation External/Internal	External
Valuation (\$m) ¹	64.0
Valuation date	Dec-21
Capitalisation rate (%)	7.00
Discount rate (%)	7.50

Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	22,356
Number of tenants	47
Total Trade Area (000's)	35
Major tenants ²	Big W, Harvey Norman, Woolworths
Car spaces	1,148
Occupancy rate by GLA (%)	99.7
Weighted average lease expiry by GLA (years)	3.4
Green Star – Performance	4 Stars
NABERS Energy rating	5.5 Stars
NABERS Water rating	5 Stars

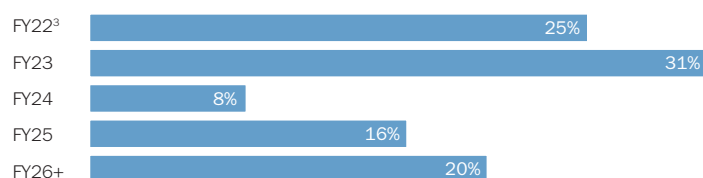
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.

Specialty store lease expiry profile by income



SOUTH AUSTRALIA



ADELAIDE

- Wholly owned
- Jointly owned

SOUTH AUSTRALIA

- 39 Castle Plaza
- 40 Colonnades
- 41 Elizabeth City Centre
- 42 Kurralta Central





CASTLE PLAZA

Kaurna Country

992 South Road, Edwardstown SA 5039

castleplaza.com.au

Castle Plaza is a single level Sub Regional shopping centre located approximately 8 kilometres south-west of the Adelaide CBD. It is anchored by Target, Coles and Drakes and includes more than 50 specialty stores. The centre is home to the largest solar battery installation at a shopping centre in Australia.

Property overview

State	SA
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2002
Centre first opened	1987
Latest redevelopment	2000
Valuation External/Internal	External
Valuation (\$m) ¹	149.2
Valuation date	Dec-21
Capitalisation rate (%)	6.75
Discount rate (%)	7.50

Property metrics

Gross lettable area (GLA) (sqm)	22,841
Number of tenants	65
Total Trade Area (000's)	130
Major tenants ²	Coles, Drakes, Target
Car spaces	1,288
Occupancy rate by GLA (%)	97.5
Weighted average lease expiry by GLA (years)	2.6
Green Star – Performance	3 Stars
NABERS Energy rating	5.5 Stars
NABERS Water rating	2 Stars

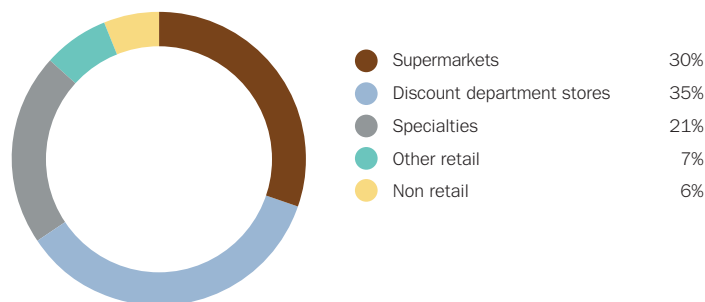
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

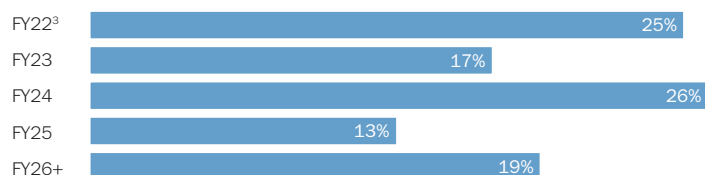
² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





COLONNADES

Kaurna Country

Beach Road, Noarlunga Centre SA 5168

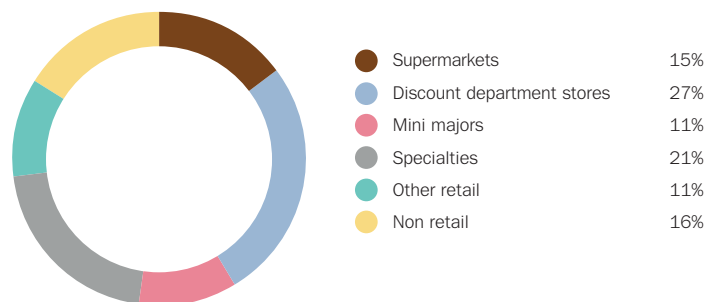
colonnades.com.au

Colonnades is a two level Regional shopping centre located in Noarlunga Centre, approximately 30 kilometres south of the Adelaide CBD. It is anchored by Big W, Kmart, Harris Scarfe, ALDI, Coles and Woolworths. The centre comprises more than 120 specialty stores, as well as not for profit Can:Do Group and commercial tenant Datacom.

Property overview

State	SA
Centre type	Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Perron Investments Pty Ltd – 50
Date acquired	2003
Centre first opened	1979
Latest redevelopment	2016
Valuation External/Internal	External
Valuation (\$m) ¹	252.5
Valuation date	Dec-21
Capitalisation rate (%)	7.00
Discount rate (%)	7.50

Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	86,564
Number of tenants	170
Total Trade Area (000's)	200
Major tenants ²	ALDI, Big W, Coles, Harris Scarfe, Kmart, Woolworths
Car spaces	4,157
Occupancy rate by GLA (%)	98.7
Weighted average lease expiry by GLA (years)	5.0
Green Star – Performance	4 Stars
NABERS Energy rating	4.5 Stars
NABERS Water rating	4 Stars

Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.

Specialty store lease expiry profile by income





ELIZABETH CITY CENTRE

Kaurna Country

50 Elizabeth Way, Elizabeth SA 5112

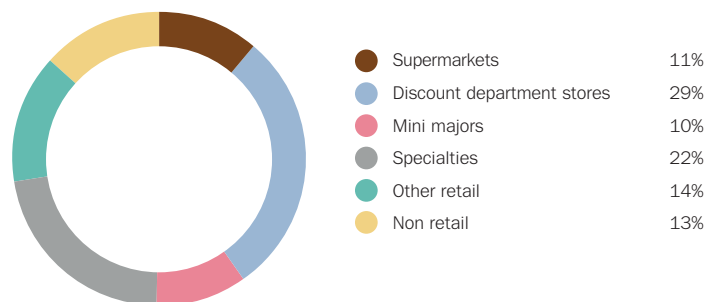
elizabethcitycentre.com.au

Elizabeth City Centre is a single level Regional shopping centre located approximately 26 kilometres north-east of the Adelaide CBD. Home to Australia's largest retail centre solar installation, the centre features an entertainment precinct and is anchored by Big W, Target, Harris Scarfe, Coles, Woolworths and Reading Cinemas and includes more than 130 specialty stores.

Property overview

State	SA
Centre type	Regional
Ownership interest (%)	100
Date acquired	1998
Centre first opened	1960
Latest redevelopment	2015
Valuation External/Internal	External
Valuation (\$m) ¹	307.0
Valuation date	Dec-21
Capitalisation rate (%)	7.25
Discount rate (%)	7.75

Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	80,496
Number of tenants	193
Total Trade Area (000's)	237
Major tenants ²	Big W, Coles, Harris Scarfe, Reading Cinemas, Target, Woolworths
Car spaces	3,191
Occupancy rate by GLA (%)	98.8
Weighted average lease expiry by GLA (years)	4.0
Green Star – Performance	4 Stars
NABERS Energy rating	6 Stars
NABERS Water rating	3.5 Stars

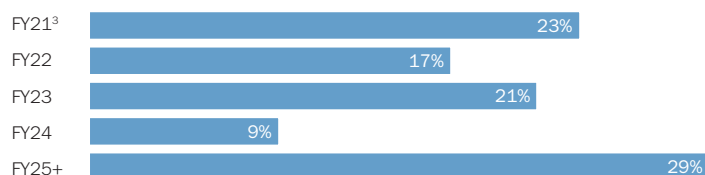
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.

Specialty store lease expiry profile by income





KURRALTA CENTRAL

Kaurna Country

153 Anzac Highway, Kurralt Park SA 5037

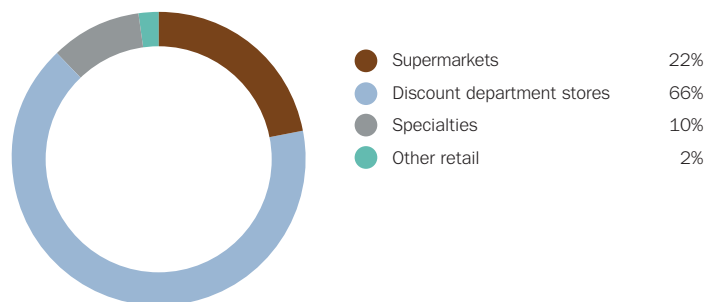
kurraltacentral.com.au

Kurralt Central is a single level Sub Regional shopping centre located approximately 5 kilometres south-west of the Adelaide CBD. It is anchored by Kmart and Coles and includes 11 specialty stores.

Property overview

State	SA
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2003
Centre first opened	1969
Latest redevelopment	2000
Valuation External/Internal	Internal
Valuation (\$m) ¹	50.0
Valuation date	Dec-21
Capitalisation rate (%)	5.50
Discount rate (%)	6.00

Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	10,675
Number of tenants	14
Total Trade Area (000's)	57
Major tenants ²	Coles, Kmart
Car spaces	542
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	8.9
Green Star – Performance	4 Stars
NABERS Energy rating	6 Stars
NABERS Water rating	3.5 Stars

Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.

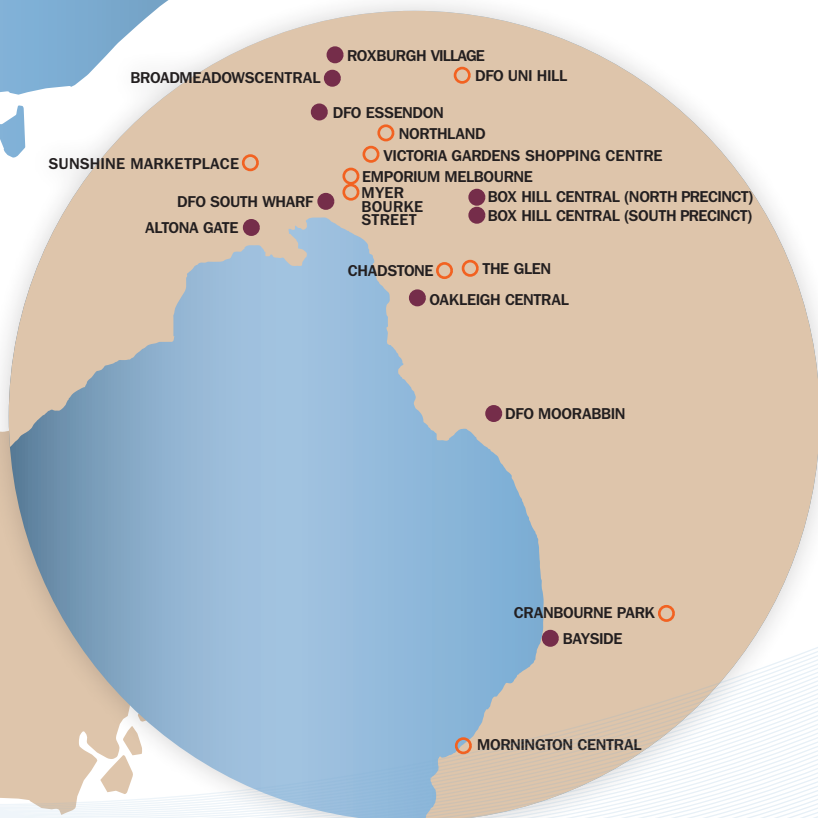
Specialty store lease expiry profile by income



VICTORIA



MELBOURNE



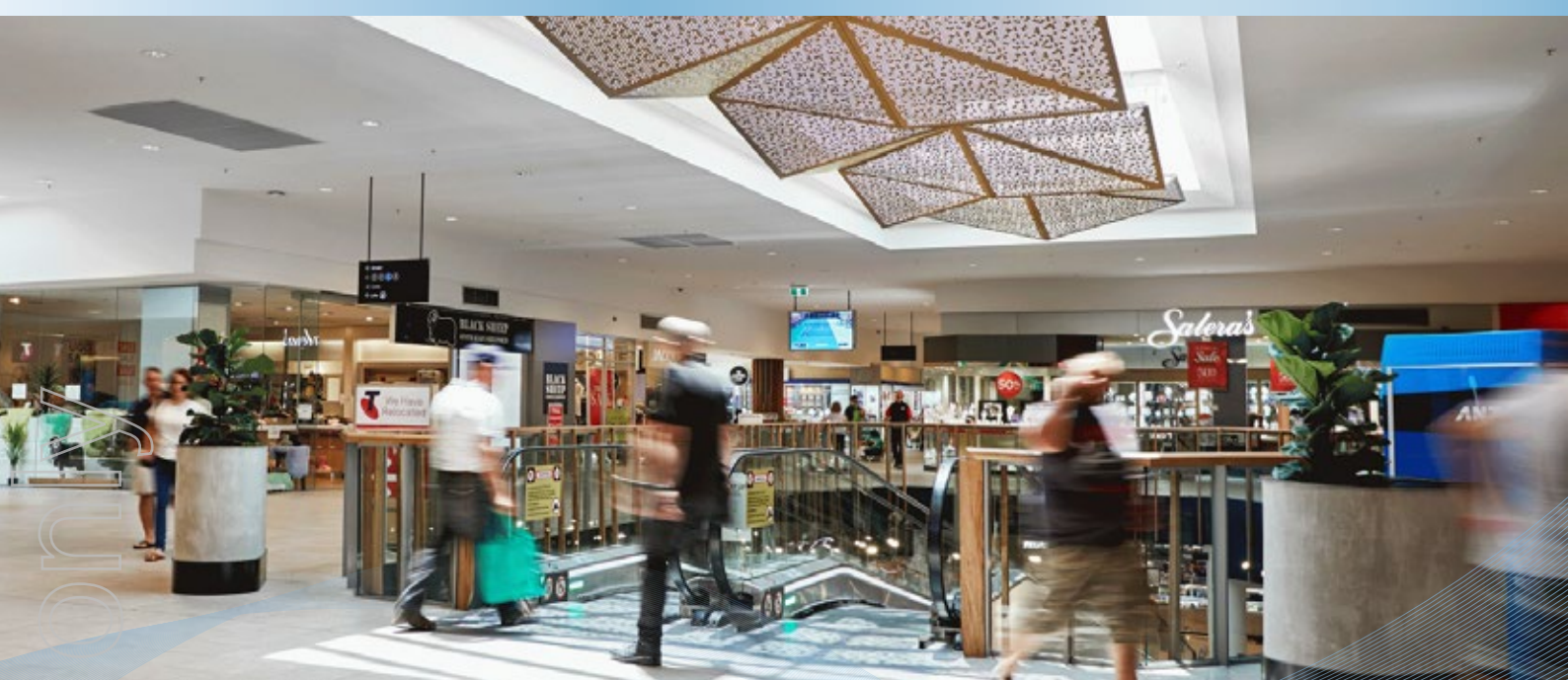
- Wholly owned
- Jointly owned

VICTORIA

- 45 Altona Gate
- 46 Bayside
- 47 Box Hill Central (North Precinct)
- 48 Box Hill Central (South Precinct)
- 49 Broadmeadows Central
- 50 Chadstone
- 51 Cranbourne Park
- 52 DFO Essendon
- 53 DFO Moorabbin
- 54 DFO South Wharf
- 55 DFO Uni Hill
- 56 Emporium Melbourne
- 57 Mornington Central
- 58 Myer Bourke Street
- 59 Northland
- 60 Oakleigh Central
- 61 Roxburgh Village
- 62 Sunshine Marketplace
- 63 The Glen
- 64 Victoria Gardens Shopping Centre



Chadstone, VIC



ALTONA GATE

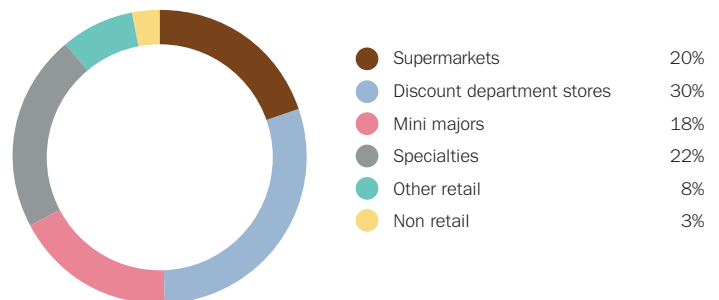
Wurundjeri, Bunurong, Boon Wurrung Country
124-134 Millers Road, Altona North VIC 3025
altonagate.com.au

Altona Gate is a four level Sub Regional shopping centre located approximately 13 kilometres west of the Melbourne CBD. The centre is anchored by Kmart, ALDI and Coles and comprises more than 45 specialty stores. Development works have recently taken place to revitalise the centre with new ambience and presentation upgrades. The new look centre includes a range of new specialty and dining retailers such as Platypus, House, Bed Bath N' Table and an expanded Sacca's Fine Foods.

Property overview

State	VIC
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	1994
Centre first opened	1977
Latest redevelopment	2014
Valuation External/Internal	External
Valuation (\$m) ¹	110.0
Valuation date	Dec-21
Capitalisation rate (%)	6.00
Discount rate (%)	6.50

Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	26,581
Number of tenants	65
Total Trade Area (000's)	167
Major tenants ²	ALDI, Coles, Kmart
Car spaces	1,622
Occupancy rate by GLA (%)	98.8
Weighted average lease expiry by GLA (years)	4.9
Green Star – Performance	4 Stars
NABERS Energy rating	6 Stars
NABERS Water rating	5 Stars

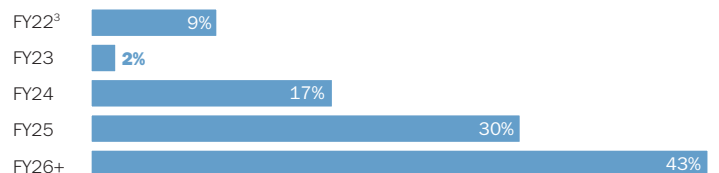
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.

Specialty store lease expiry profile by income





BAYSIDE

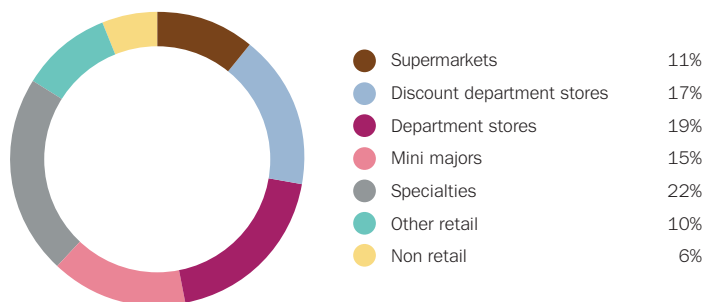
Bunurong Country
28 Beach Street, Frankston VIC 3199
baysidesc.com.au

Bayside is a three level Major Regional shopping centre located in the heart of Frankston, approximately 53 kilometres south of the Melbourne CBD. It is anchored by Myer, Kmart, Target, ALDI, Coles, Woolworths and HOYTS Cinemas. The centre includes more than 150 specialty stores and a vibrant food and entertainment precinct.

Property overview

State	VIC
Centre type	Major Regional
Ownership interest (%)	100
Date acquired	1994
Centre first opened	1971
Latest redevelopment	2011
Valuation External/Internal	External
Valuation (\$m) ¹	435.0
Valuation date	Dec-21
Capitalisation rate (%)	6.25
Discount rate (%)	7.00

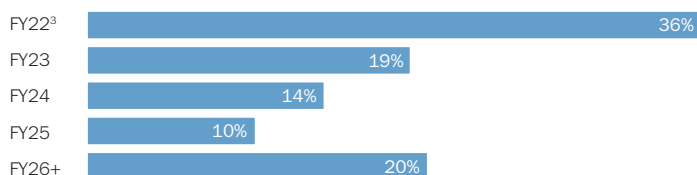
Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	89,253
Number of tenants	191
Total Trade Area (000's)	482
Major tenants ²	ALDI, Coles, HOYTS Cinemas, Kmart, Myer, Target, Woolworths
Car spaces	3,430
Occupancy rate by GLA (%)	98.6
Weighted average lease expiry by GLA (years)	3.5
Green Star – Performance	4 Stars
NABERS Energy rating	5.5 Stars
NABERS Water rating	5.5 Stars

Specialty store lease expiry profile by income



Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.



BOX HILL CENTRAL (NORTH PRECINCT)

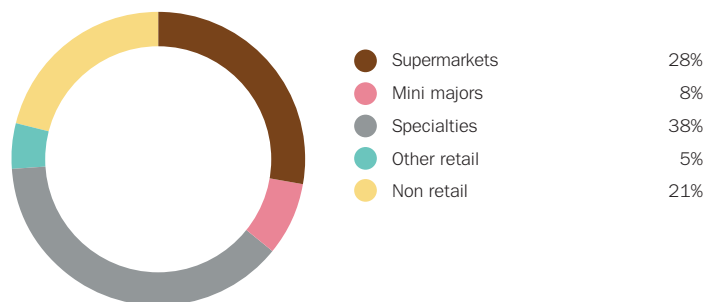
Wurundjeri, Bunurong, Boon Wurrung Country
17-21 Market Street, Box Hill VIC 3128
boxhillcentral.com.au

Box Hill Central (North Precinct) is a two level Sub Regional shopping centre adjacent to Box Hill Central (South Precinct), approximately 15 kilometres east of the Melbourne CBD. It is anchored by Coles and includes more than 45 specialty stores.

Property overview

State	VIC
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2001
Centre first opened	1975
Latest redevelopment	2007
Valuation External/Internal	External
Valuation (\$m) ¹	114.0
Valuation date	Dec-21
Capitalisation rate (%)	5.75
Discount rate (%)	6.50

Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	14,639
Number of tenants	74
Total Trade Area (000's)	185
Major tenants ²	Coles
Car spaces	866
Occupancy rate by GLA (%) ³	n.a.
Weighted average lease expiry by GLA (years)	2.6
Green Star – Performance	3 Stars
NABERS Energy rating	1 Star
NABERS Water rating	3.5 Stars

Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

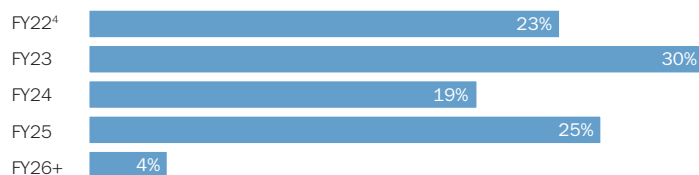
¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Occupancy rate non-comparable for reporting purposes.

⁴ Includes holdovers.

Specialty store lease expiry profile by income





BOX HILL CENTRAL (SOUTH PRECINCT)

Wurundjeri, Bunurong, Boon Wurrung Country

1 Main Street, Box Hill VIC 3128

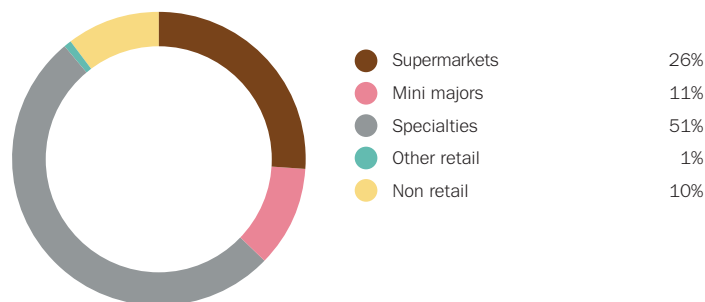
boxhillcentral.com.au

Box Hill Central (South Precinct) is a single level Sub Regional shopping centre located above Box Hill train station, adjacent to Box Hill Central (North Precinct), approximately 15 kilometres east of the Melbourne CBD. It is anchored by Woolworths and includes more than 85 specialty stores. Development works to revitalise the western mall of this precinct have commenced, with the aim of delivering an exciting mix of major and specialty retailers - a new entrance, new kiosks, new ambience and presentation upgrades - in 2022.

Property overview

State	VIC
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2000
Centre first opened	1987
Latest redevelopment	2010
Valuation External/Internal	External
Valuation (\$m) ¹	220.3
Valuation date	Dec-21
Capitalisation rate (%)	5.75
Discount rate (%)	6.25

Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	22,956
Number of tenants	101
Total Trade Area (000's)	185
Major tenants ²	Woolworths
Car spaces	1,502
Occupancy rate by GLA (%) ³	n.a.
Weighted average lease expiry by GLA (years)	3.2
Green Star – Performance	3 Stars
NABERS Energy rating	n.a.
NABERS Water rating	n.a.

Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

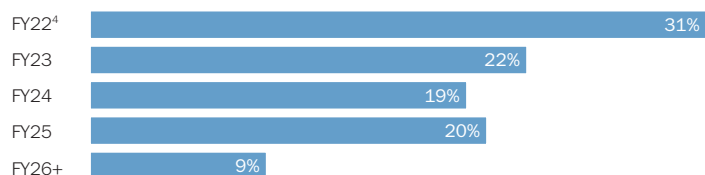
¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Occupancy rate non-comparable for reporting purposes.

⁴ Includes holdovers.

Specialty store lease expiry profile by income





BROADMEADOWS CENTRAL

Wurundjeri Country

1099-1169 Pascoe Vale Road, Broadmeadows VIC 3047

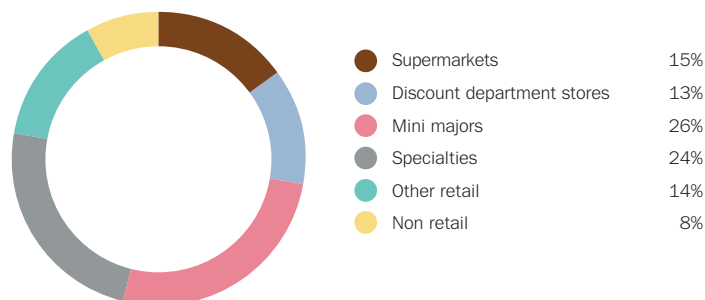
broadmeadowscentral.com.au

Broadmeadows Central is a single level Regional shopping centre with an adjacent Homemaker Centre located approximately 19 kilometres north-west of the Melbourne CBD. It is anchored by Kmart, ALDI, Coles, Woolworths and HOYTS Cinemas and includes more than 120 specialty stores. The centre also features family friendly amenities such as the 'Quiet Room', a sensory room for children and their parents.

Property overview

State	VIC
Centre type	Regional
Ownership interest (%)	100
Date acquired	1994
Centre first opened	1974
Latest redevelopment	2011
Valuation External/Internal	Internal
Valuation (\$m) ¹	272.7
Valuation date	Dec-21
Capitalisation rate (%)	6.50
Discount rate (%)	7.25

Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	61,255
Number of tenants	170
Total Trade Area (000's)	268
Major tenants ²	ALDI, Coles, HOYTS Cinemas, Kmart, Woolworths,
Car spaces	3,051
Occupancy rate by GLA (%)	99.1
Weighted average lease expiry by GLA (years)	4.6
Green Star – Performance	4 Stars
NABERS Energy rating	5.5 Stars
NABERS Water rating	5.5 Stars

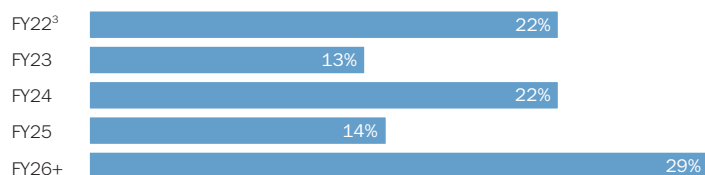
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.

Specialty store lease expiry profile by income





CHADSTONE

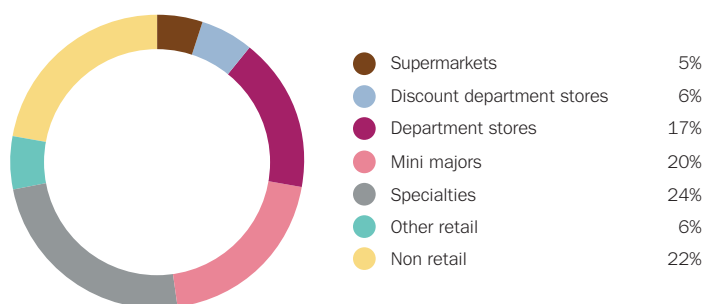
Wurundjeri, Bunurong, Boon Wurrung Country
1341 Dandenong Road, Chadstone VIC 3148
chadstone.com.au, hotelchadstone.com.au

Chadstone is a two level Super Regional shopping centre located approximately 17 kilometres south-east of the Melbourne CBD. It is anchored by David Jones, Myer, Kmart, Target, ALDI, Coles, Woolworths and HOYTS Cinemas and includes more than 385 specialty stores. Chadstone hosts Australia's most expansive luxury offer, a large range of international and Australian flagship stores such as H&M, Morphe, UNIQLO and Zara, Australia's only LEGOLAND® Discovery Centre, a five-star Hotel, as well as a world-class food, lifestyle and entertainment precinct. Hotel Chadstone Melbourne features 250 luxury rooms, a rooftop bar, indoor swimming pool, wellness centre and extensive corporate conferencing facilities.

Property overview

State	VIC
Centre type	Super Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Gandel Group – 50
Date acquired	1994
Centre first opened	1960
Latest redevelopment	2017
Valuation External/Internal	External
Valuation (\$m) ¹	6,125.0
Valuation date	Dec-21
Capitalisation rate (%)	3.88
Discount rate (%)	6.00

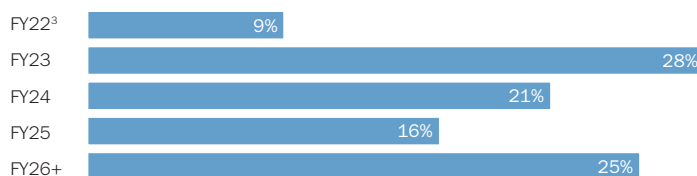
Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	233,685
Number of tenants	488
Total Trade Area (000's)	2,535
Major tenants ²	ALDI, Coles, David Jones, HOYTS Cinemas, Kmart, Myer, Target, Woolworths
Car spaces	11,745
Occupancy rate by GLA (%)	99.3
Weighted average lease expiry by GLA (years)	5.2
Green Star – Performance	4 Stars
NABERS Energy rating	5.5 Stars
NABERS Water rating	4 Stars

Specialty store lease expiry profile by income



Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.



CRANBOURNE PARK

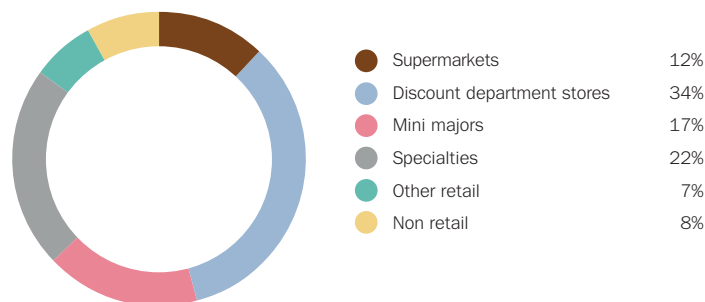
Wurundjeri, Bunurong, Boon Wurrung Country
High Street, Cranbourne VIC 3977
cranbournepark.com.au

Cranbourne Park is a single level Regional shopping centre located approximately 51 kilometres south-east of the Melbourne CBD. It is anchored by Kmart, Target, Harris Scarfe and Coles and includes more than 95 specialty stores.

Property overview

State	VIC
Centre type	Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	ISPT Core Fund – 50
Date acquired	2000
Centre first opened	1979
Latest redevelopment	2015
Valuation External/Internal	Internal
Valuation (\$m) ¹	275.0
Valuation date	Dec-21
Capitalisation rate (%)	6.00
Discount rate (%)	6.75

Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	46,420
Number of tenants	130
Total Trade Area (000's)	279
Major tenants ²	Coles, Harris Scarfe, Kmart, Target
Car spaces	1,700
Occupancy rate by GLA (%)	99.0
Weighted average lease expiry by GLA (years)	5.8
Green Star – Performance	4 Stars
NABERS Energy rating	2.5 Stars
NABERS Water rating	4.5 Stars

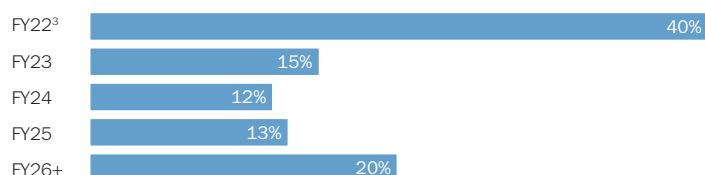
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.

Specialty store lease expiry profile by income





DFO ESSENDON

Wurundjeri Country

100 Bulla Road, Essendon Fields VIC 3041

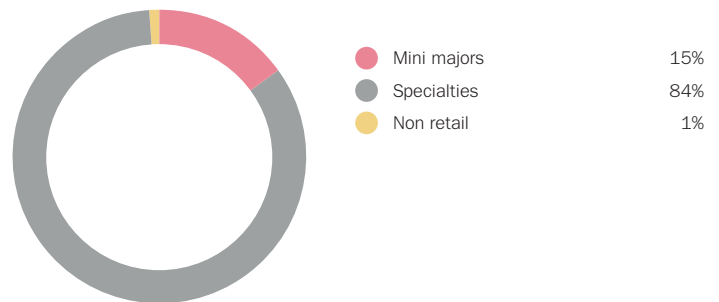
essendon.dfo.com.au

DFO Essendon is a single level Outlet Centre located approximately 14 kilometres north of the Melbourne CBD. The centre comprises more than 100 outlet retailers including Coach, Furla, Hugo Boss, Polo Ralph Lauren, Salvatore Ferragamo and Ted Baker. The adjacent Homemaker Hub comprises over 20 large format stores.

Property overview

State	VIC
Centre type	Outlet Centre
Ownership interest (%)	100
Date acquired	2010
Centre first opened	2005
Latest redevelopment	2006
Valuation External/Internal	External
Valuation (\$m) ¹	173.0
Valuation date	Dec-21
Capitalisation rate (%)	6.50
Discount rate (%)	6.75

Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	52,412
Number of tenants	136
Total Trade Area (000's)	1,608
Major tenants ²	-
Car spaces	2,075
Occupancy rate by GLA (%) ³	99.9
Weighted average lease expiry by GLA (years)	1.6
Green Star – Performance	4 Stars
NABERS Energy rating	5 Stars
NABERS Water rating	6 Stars

Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

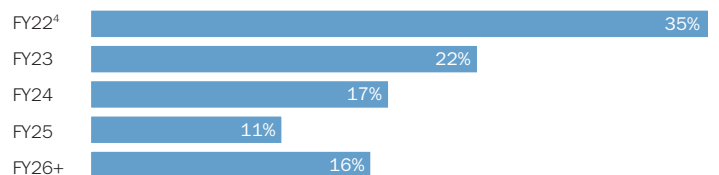
¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Occupancy data excludes Homemaker retailers.

⁴ Includes holdovers.

Specialty store lease expiry profile by income





DFO MOORABBIN

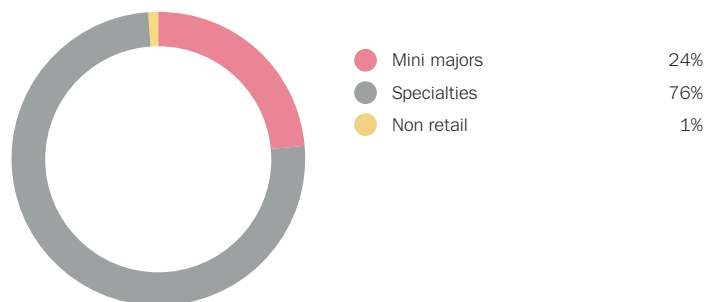
Wurundjeri, Bunurong, Boon Wurrung Country
250 Centre Dandenong Road, Moorabbin Airport VIC 3194
moorabbin.dfo.com.au

DFO Moorabbin is a single level Outlet Centre located approximately 23 kilometres south-east of the Melbourne CBD. The centre comprises more than 105 outlet retailers including Adidas, Polo Ralph Lauren, Puma, Calvin Klein, Tommy Hilfiger, Orotan and Sheridan.

Property overview

State	VIC
Centre type	Outlet Centre
Ownership interest (%)	100
Date acquired	2010
Centre first opened	1994
Latest redevelopment	2007
Valuation External/Internal	Internal
Valuation (\$m) ¹	103.0
Valuation date	Dec-21
Capitalisation rate (%)	8.00
Discount rate (%)	9.00

Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	24,531
Number of tenants	122
Total Trade Area (000's)	1,735
Major tenants ²	-
Car spaces	1,362
Occupancy rate by GLA (%)	97.2
Weighted average lease expiry by GLA (years)	1.8
Green Star – Performance	4 Stars
NABERS Energy rating	5.5 Stars
NABERS Water rating	5.5 Stars

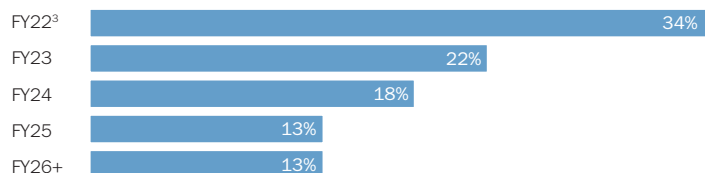
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.

Specialty store lease expiry profile by income





DFO SOUTH WHARF

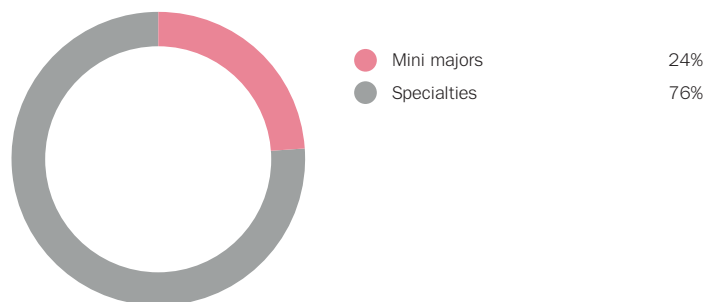
Wurundjeri, Bunurong, Boon Wurrung Country
20 Convention Centre Place, South Wharf VIC 3006
south-wharf.dfo.com.au

DFO South Wharf is a multi-level Outlet Centre located on the Yarra River close to Docklands on the south-western fringe of Melbourne's CBD. The centre comprises more than 135 outlet retailers including Armani Outlet, Coach, Tommy Hilfiger and Michael Kors, as well as an exclusive collection of sporting and active apparel outlets. With the adjoining Homemaker Hub comprising more than 12 large format stores, and the South Wharf Promenade including over 15 restaurants, bars and cafes, DFO South Wharf is a retail and dining destination for Melbourne residents and tourists.

Property overview

State	VIC
Centre type	Outlet Centre
Ownership interest (%)	100
Date acquired*	2010
Centre first opened	2009
Latest redevelopment	2016
Valuation External/Internal	Internal
Valuation (\$m) ¹	640.0
Valuation date	Dec-21
Capitalisation rate (%)	5.50
Discount rate (%)	6.75

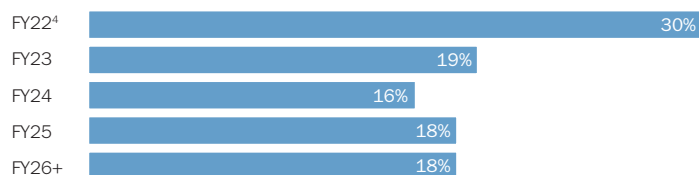
Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	55,762
Number of tenants	185
Total Trade Area (000's)	3,042
Major tenants ²	-
Car spaces	3,104
Occupancy rate by GLA (%) ³	93.1
Weighted average lease expiry by GLA (years)	1.9
Green Star – Performance	3 Stars
NABERS Energy rating	3.5 Stars
NABERS Water rating	4.5 Stars

Specialty store lease expiry profile by income



Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

* Acquired 50% in 2010; acquired 25% in 2014 and acquired 25% in 2017.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Occupancy data excludes Homemaker retailers.

⁴ Includes holdovers.



DFO UNI HILL

Wurundjeri Country
2 Janefield Drive, Bundoora VIC 3083
unihill.dfo.com.au

DFO Uni Hill is a single level Outlet Centre located approximately 20 kilometres north of the Melbourne CBD. The centre comprises more than 80 outlet retailers including Nike, Adidas, Polo Ralph Lauren, Country Road, Decjuba and Seed.

Property overview

State	VIC
Centre type	Outlet Centre
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	MAB Corporation – 50
Date acquired	2020
Centre first opened	2008
Latest redevelopment	2014
Valuation External/Internal	External
Valuation (\$m) ¹	140.6
Valuation date	Dec-21
Capitalisation rate (%)	6.25
Discount rate (%)	7.25

Property metrics

Gross lettable area (GLA) (sqm)	19,693
Number of tenants	90
Total Trade Area (000's)	870
Major tenants ²	–
Car spaces	880
Occupancy rate by GLA (%)	97.0
Weighted average lease expiry by GLA (years)	2.1
Green Star – Performance	n.a.
NABERS Energy rating	4.5 Stars
NABERS Water rating	5.5 Stars

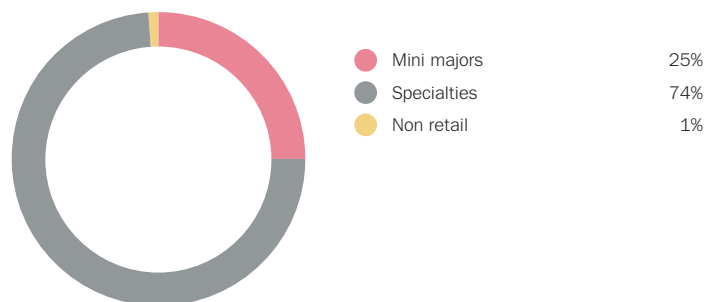
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

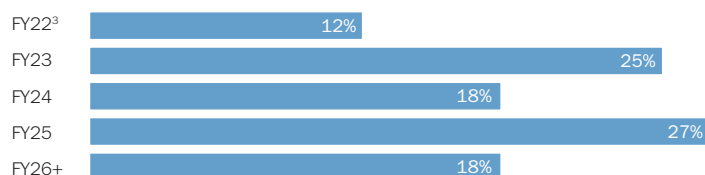
² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





EMPORIUM MELBOURNE

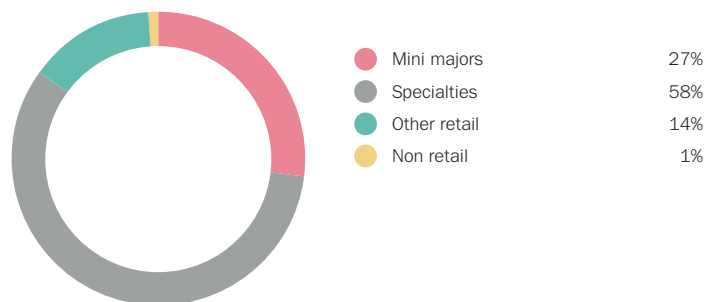
Wurundjeri, Bunurong, Boon Wurrung Country
287 Lonsdale Street, Melbourne VIC 3000
emporiummelbourne.com.au

Emporium Melbourne is a seven level City Centre located in the heart of Melbourne. Opened in 2014, Emporium Melbourne evolved a beautiful heritage building to the epicentre of Melbourne CBD retail. Emporium Melbourne is home to quality dining, one of the largest Australian designer precincts, more than 140 international and specialty stores, a flagship UNIQLO and FORTRESS – Australia's first E-Sports venue.

Property overview

State	VIC
Centre type	City Centre
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	GIC – 50
Date acquired	2007
Centre first opened	2014
Latest redevelopment	n.a.
Valuation External/Internal	External
Valuation (\$m) ¹	1,040.0
Valuation date	Dec-21
Capitalisation rate (%)	4.75
Discount rate (%)	6.00

Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	44,802
Number of tenants	164
Total Trade Area (000's)	3,053
Major tenants ²	–
Car spaces	–
Occupancy rate by GLA (%) ³	n.a.
Weighted average lease expiry by GLA (years)	3.0
Green Star – Performance	3 Stars
NABERS Energy rating	n.a.
NABERS Water rating	n.a.

Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Occupancy rate non-comparable for reporting purposes.

⁴ Includes holdovers.

Specialty store lease expiry profile by income





MORNINGTON CENTRAL

Bunurong Country

78 Barkly Street, Mornington VIC 3931

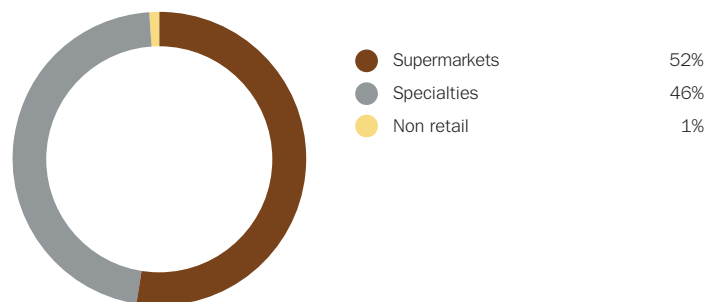
morningtoncentral.com.au

Mornington Central is a single level Sub Regional shopping centre located on the Mornington Peninsula, approximately 68 kilometres south-east of the Melbourne CBD. It is anchored by Coles and includes more than 30 specialty stores.

Property overview

State	VIC
Centre type	Sub Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	ISPT Retail Australia Property Trust – 50
Date acquired*	1999
Centre first opened	2000
Latest redevelopment	n.a.
Valuation External/Internal	External
Valuation (\$m) ¹	78.7
Valuation date	Dec-21
Capitalisation rate (%)	5.50
Discount rate (%)	6.00

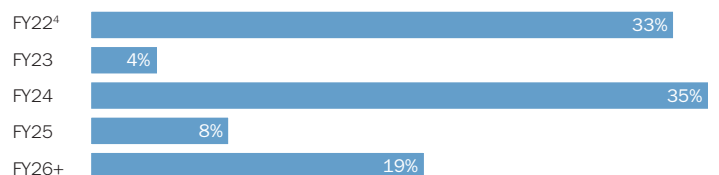
Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	11,798
Number of tenants	36
Total Trade Area (000's)	71
Major tenants ²	Coles
Car spaces	503
Occupancy rate by GLA (%) ³	n.a.
Weighted average lease expiry by GLA (years)	2.8
Green Star – Performance	4 Stars
NABERS Energy rating	2.5 Stars
NABERS Water rating	4.5 Stars

Specialty store lease expiry profile by income



Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

* Acquired 100% in 1999 and divested 50% in 2016.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Occupancy rate non-comparable for reporting purposes.

⁴ Includes holdovers.



MYER BOURKE STREET

Wurundjeri, Bunurong, Boon Wurrung Country
Bourke Street Mall, 314-336 Bourke Street, Melbourne VIC 3000

Myer Bourke Street has been operated by Myer as a department store since at least 1914. This nine-level City Centre in the retail heart of Melbourne's CBD has multilevel walkways connecting to Emporium Melbourne.

Property overview

State	VIC
Centre type	City Centre
Ownership interest (%)	Vicinity Centres – 33
Co-owners (%)	Abacus Funds Mgt Ltd – 33 Charter Hall Long Wale REIT – 33
Date acquired	2007
Centre first opened	1914
Latest redevelopment	2011
Valuation External/Internal	External
Valuation (\$m) ¹	405.0
Valuation date	Dec-21
Capitalisation rate (%)	6.00
Discount rate (%)	6.00

Property metrics

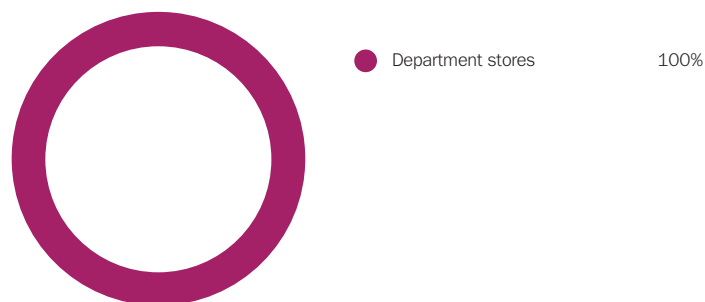
Gross lettable area (GLA) (sqm)	39,924
Number of tenants	1
Major tenants ²	Myer
Car spaces	–
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	10.0
Green Star – Performance	n.a.
NABERS Energy rating	n.a.
NABERS Water rating	n.a.

Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

Tenant mix by gross lettable area (GLA)





NORTHLAND

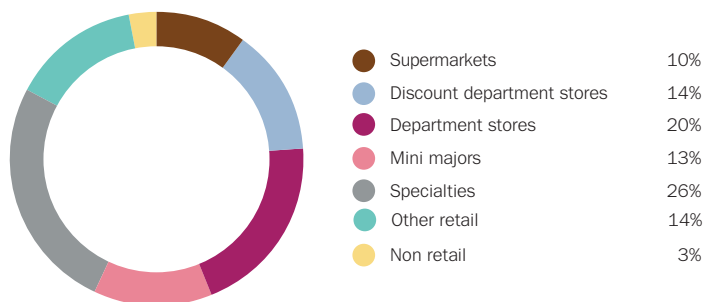
Wurundjeri Country
2-50 Murray Road, Preston VIC 3072
northlandsc.com.au

Northland is a two level Major Regional shopping centre located approximately 13 kilometres north-east of the Melbourne CBD. It is anchored by Myer, Kmart, Target, ALDI, Coles, Woolworths and HOYTS Cinemas and includes international retailers H&M, JD Sports, Sephora, UNIQLO and more than 205 specialty stores. The centre is complemented by an outdoor entertainment and dining precinct and features facilities such as a 'Quiet Room' and Changing Places 'High Care Lounge'.

Property overview

State	VIC
Centre type	Major Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	GPT Wholesale Shopping Centre Fund – 50
Date acquired	1994
Centre first opened	1966
Latest redevelopment	2014
Valuation External/Internal	Internal
Valuation (\$m) ¹	800.0
Valuation date	Dec-21
Capitalisation rate (%)	5.50
Discount rate (%)	6.75

Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	97,487
Number of tenants	253
Total Trade Area (000's)	573
Major tenants ²	ALDI, Coles, HOYTS Cinemas, Kmart, Myer, Target, Woolworths
Car spaces	4,640
Occupancy rate by GLA (%)	98.2
Weighted average lease expiry by GLA (years)	4.7
Green Star – Performance	4 Stars
NABERS Energy rating	4.5 Stars
NABERS Water rating	4 Stars

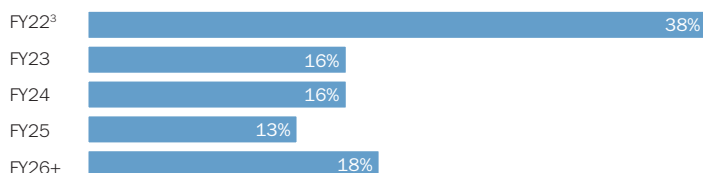
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.

Specialty store lease expiry profile by income





OAKLEIGH CENTRAL

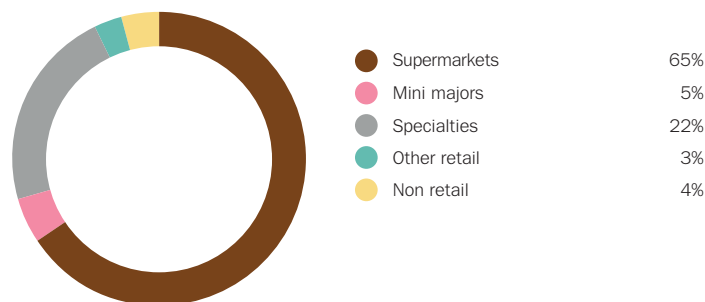
Wurundjeri, Bunurong, Boon Wurrung Country
39 Hanover Street, Oakleigh VIC 3166
oakleighcentral.com.au

Oakleigh Central is a single level Neighbourhood shopping centre located approximately 18 kilometres south-east of the Melbourne CBD. It is anchored by Coles and Woolworths and includes more than 25 specialty stores.

Property overview

State	VIC
Centre type	Neighbourhood
Ownership interest (%)	100
Date acquired	2003
Centre first opened	1987
Latest redevelopment	2008
Valuation External/Internal	Internal
Valuation (\$m) ¹	85.0
Valuation date	Dec-21
Capitalisation rate (%)	5.25
Discount rate (%)	6.25

Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	14,360
Number of tenants	41
Total Trade Area (000's)	49
Major tenants ²	Coles, Woolworths
Car spaces	600
Occupancy rate by GLA (%)	98.3
Weighted average lease expiry by GLA (years)	3.8
Green Star – Performance	4 Stars
NABERS Energy rating	4.5 Stars
NABERS Water rating	3 Stars

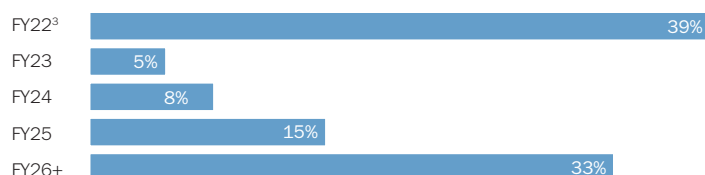
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.

Specialty store lease expiry profile by income





ROXBURGH VILLAGE

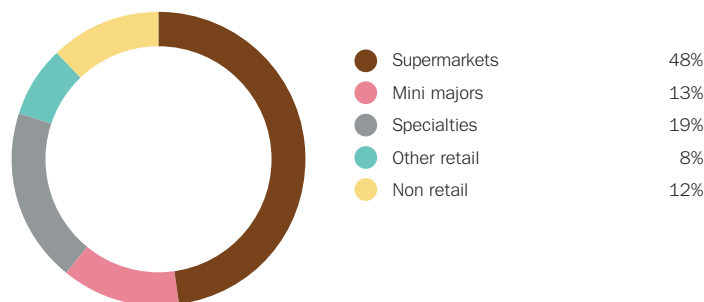
Wurundjeri Country
 250 Somerton Road, Roxburgh Park VIC 3064
roxburghvillage.com.au

Roxburgh Village is a single level Sub Regional shopping centre located approximately 23 kilometres north of the Melbourne CBD. It is anchored by ALDI, Coles and Woolworths and includes more than 40 specialty stores.

Property overview

State	VIC
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	1997
Centre first opened	1999
Latest redevelopment	2012
Valuation External/Internal	External
Valuation (\$m) ¹	102.3
Valuation date	Dec-21
Capitalisation rate (%)	6.75
Discount rate (%)	7.25

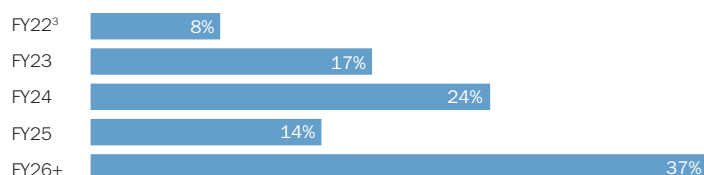
Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	24,738
Number of tenants	67
Total Trade Area (000's)	56
Major tenants ²	ALDI, Coles, Woolworths
Car spaces	1,096
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	4.1
Green Star – Performance	4 Stars
NABERS Energy rating	4 Stars
NABERS Water rating	3 Stars

Specialty store lease expiry profile by income



Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.



SUNSHINE MARKETPLACE

Wurundjeri, Bunurong, Boon Wurrung Country
80 Harvester Road, Sunshine VIC 3020
sunshinemarketplace.com.au

Sunshine Marketplace is a single level Sub Regional shopping centre located approximately 14 kilometres west of the Melbourne CBD. It is anchored by Big W, Woolworths and Village Cinemas and includes more than 45 specialty stores.

Property overview

State	VIC
Centre type	Sub Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Private investor – 50
Date acquired	2003
Centre first opened	1997
Latest redevelopment	2004
Valuation External/Internal	Internal
Valuation (\$m) ¹	128.8
Valuation date	Dec-21
Capitalisation rate (%)	6.00
Discount rate (%)	6.50

Property metrics

Gross lettable area (GLA) (sqm)	34,215
Number of tenants	68
Total Trade Area (000's)	191
Major tenants ²	Big W, Village Cinemas, Woolworths
Car spaces	1,741
Occupancy rate by GLA (%)	96.4
Weighted average lease expiry by GLA (years)	5.0
Green Star – Performance	4 Stars
NABERS Energy rating	5 Stars
NABERS Water rating	6 Stars

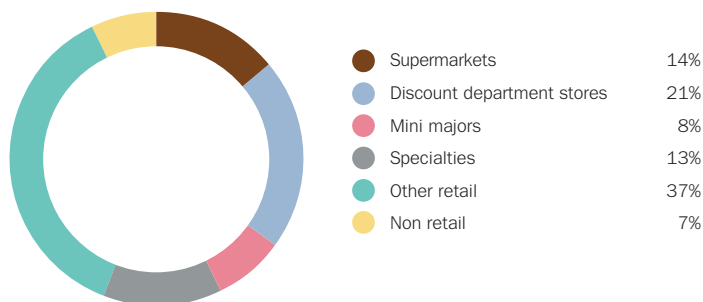
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

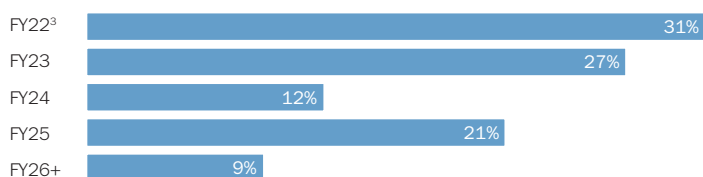
² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





THE GLEN

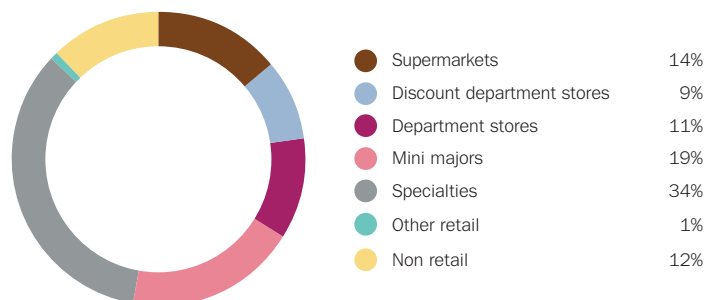
Wurundjeri, Bunurong, Boon Wurrung Country
235 Springvale Road, Glen Waverley VIC 3150
theglen.com.au

The Glen is a two level Major Regional shopping centre located in Glen Waverley, approximately 26 kilometres south-east of the Melbourne CBD. It is anchored by David Jones, Target, ALDI, Coles and Woolworths and includes UNIQLO, H&M, JB Hi-Fi, Betty's Burgers & Concrete Co., more than 195 specialty stores, and an alfresco restaurant precinct with dining over two levels.

Property overview

State	VIC
Centre type	Major Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Perron Investments Pty Ltd – 50
Date acquired	1994
Centre first opened	1967
Latest redevelopment	2017
Valuation External/Internal	Internal
Valuation (\$m) ¹	640.0
Valuation date	Dec-21
Capitalisation rate (%)	5.50
Discount rate (%)	7.00

Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	76,762
Number of tenants	242
Total Trade Area (000's)	295
Major tenants ²	ALDI, Coles, David Jones, Target, Woolworths
Car spaces	3,321
Occupancy rate by GLA (%) ³	n.a.
Weighted average lease expiry by GLA (years)	5.6
Green Star – Performance	3 Stars
NABERS Energy rating	3.5 Stars
NABERS Water rating	1.5 Stars

Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Occupancy rate non-comparable for reporting purposes.

⁴ Includes holdovers.

Specialty store lease expiry profile by income





VICTORIA GARDENS SHOPPING CENTRE

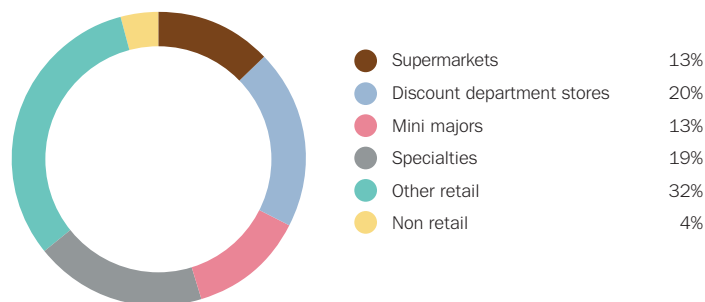
Wurundjeri, Bunurong, Boon Wurrung Country
620 Victoria Street, Richmond VIC 3121
vicgardenssc.com.au

Victoria Gardens Shopping Centre is a multilevel Sub Regional centre located in Richmond, approximately 5 kilometres east of the Melbourne CBD. It is anchored by Kmart, Coles and HOYTS Cinemas and includes Rebel, Freedom Furniture and JB Hi-Fi, plus more than 50 specialty stores. The centre is located adjacent to an Ikea store (not owned) with access to the store provided through the centre. Victoria Gardens Shopping Centre was refurbished in 2019 with ambience and presentation upgrades, a complete food court makeover and new customer lounge areas in the mall.

Property overview

State	VIC
Centre type	Sub Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Salta Properties – 50
Date acquired	2003
Centre first opened	2003
Latest redevelopment	n.a.
Valuation External/Internal	Internal
Valuation (\$m) ¹	305.2
Valuation date	Dec-21
Capitalisation rate (%)	5.75
Discount rate (%)	6.75

Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	38,013
Number of tenants	69
Total Trade Area (000's)	135
Major tenants ²	Coles, HOYTS Cinemas, Kmart
Car spaces	2,127
Occupancy rate by GLA (%)	97.8
Weighted average lease expiry by GLA (years)	2.1
Green Star – Performance	4 Stars
NABERS Energy rating	5 Stars
NABERS Water rating	5 Stars

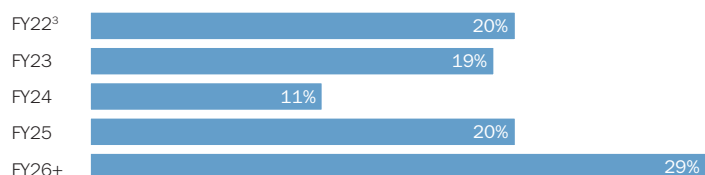
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.

Specialty store lease expiry profile by income



TASMANIA



- Wholly owned
- Jointly owned

TASMANIA

67 Eastlands

68 Northgate





EASTLANDS

Muwinina Country

26 Bligh Street, Rosny Park TAS 7018

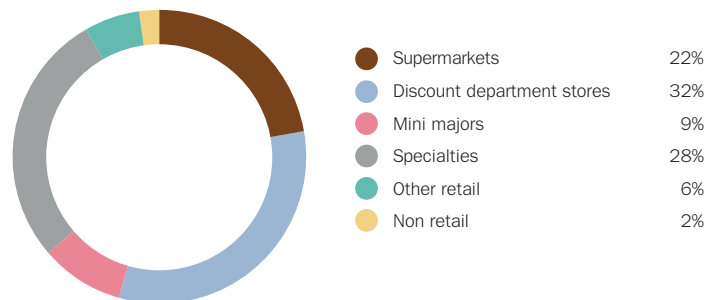
eastlandssc.com.au

Eastlands is a two level Regional shopping centre located approximately 5 kilometres east of the Hobart CBD. It is anchored by Big W, Kmart, Coles, Woolworths and Village Cinemas and includes more than 75 specialty stores.

Property overview

State	TAS
Centre type	Regional
Ownership interest (%)	100
Date acquired	1994
Centre first opened	1965
Latest redevelopment	2007
Valuation External/Internal	External
Valuation (\$m) ¹	170.0
Valuation date	Dec-21
Capitalisation rate (%)	6.50
Discount rate (%)	7.00

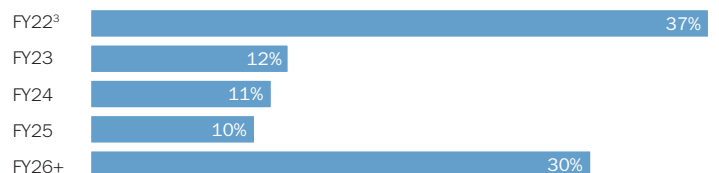
Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	33,561
Number of tenants	94
Total Trade Area (000's)	220
Major tenants ²	Big W, Coles, Kmart, Village Cinemas, Woolworths,
Car spaces	1,446
Occupancy rate by GLA (%)	99.8
Weighted average lease expiry by GLA (years)	4.0
Green Star – Performance	4 Stars
NABERS Energy rating	6 Stars
NABERS Water rating	4 Stars

Specialty store lease expiry profile by income



Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.



NORTHGATE

Muwinina Country

387-393 Main Road, Glenorchy TAS 7010

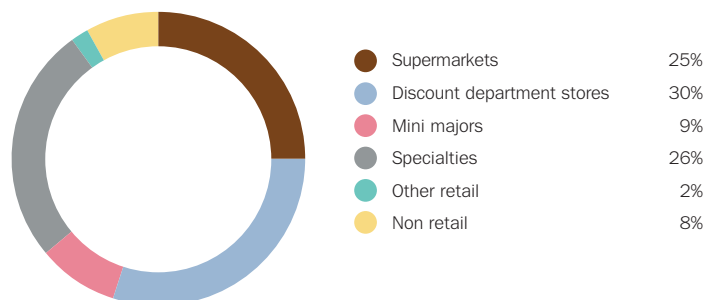
northgatesc.com.au

Northgate is a single level Sub Regional shopping centre located approximately 9 kilometres north-west of the Hobart CBD. It is anchored by Coles and includes more than 50 specialty stores.

Property overview

State	TAS
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2009
Centre first opened	1986
Latest redevelopment	1996
Valuation External/Internal	Internal
Valuation (\$m) ¹	88.7
Valuation date	Dec-21
Capitalisation rate (%)	7.00
Discount rate (%)	7.50

Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	19,479
Number of tenants	65
Total Trade Area (000's)	102
Major tenants ²	Coles
Car spaces	855
Occupancy rate by GLA (%)	98.2
Weighted average lease expiry by GLA (years)	1.8
Green Star – Performance	4 Stars
NABERS Energy rating	5 Stars
NABERS Water rating	3.5 Stars

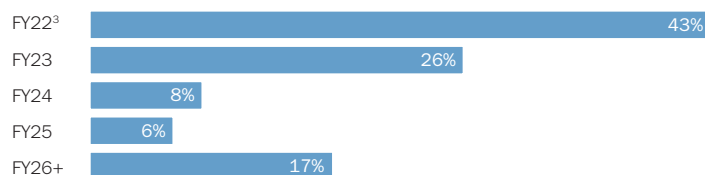
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

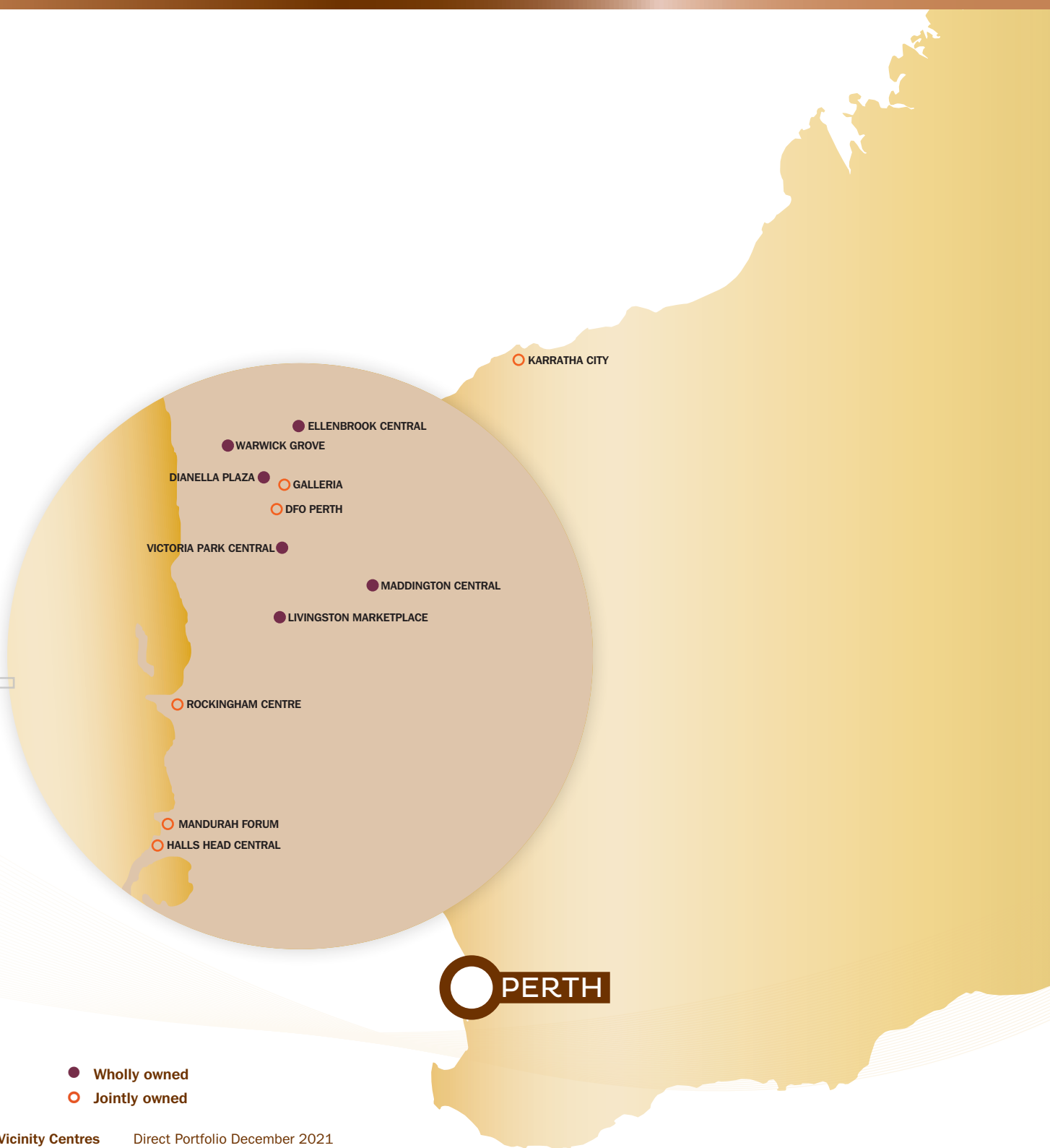
² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.

Specialty store lease expiry profile by income



WESTERN AUSTRALIA



WESTERN AUSTRALIA

- 71 DFO Perth
- 72 Dianella Plaza
- 73 Ellenbrook Central
- 74 Galleria
- 75 Halls Head Central
- 76 Karratha City
- 77 Livingston Marketplace
- 78 Maddington Central
- 79 Mandurah Forum
- 80 Rockingham Centre
- 81 Victoria Park Central
- 82 Warwick Grove





DFO PERTH

Whadjuk Country

11 High Street, Perth Airport WA 6105

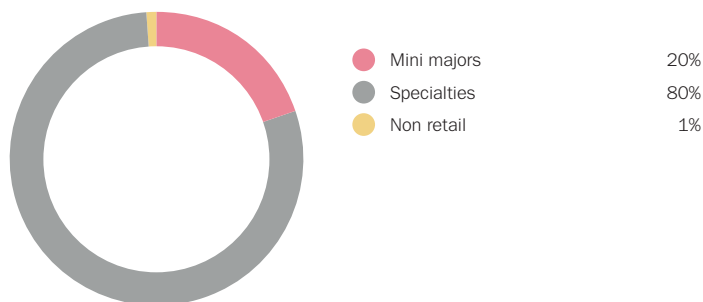
perth.dfo.com.au

DFO Perth is a single level Outlet Centre located approximately 13 kilometres east of Perth CBD in the Perth Airport precinct. The centre comprises more than 100 international and Australian outlet retailers including Adidas, Calvin Klein, Coach, Kate Spade, Oakley, Polo Ralph Lauren, Steve Madden, Ted Baker and Tommy Hilfiger.

Property overview

State	WA
Centre type	Outlet Centre
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Perth Airport Development Group Investments P/L – 50
Date acquired	2016
Centre first opened	2018
Latest redevelopment	n.a.
Valuation External/Internal	External
Valuation (\$m) ¹	233.5
Valuation date	Dec-21
Capitalisation rate (%)	5.75
Discount rate (%)	7.00

Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	23,729
Number of tenants	111
Total Trade Area (000's)	1,934
Major tenants ²	–
Car spaces	1,621
Occupancy rate by GLA (%)	98.9
Weighted average lease expiry by GLA (years)	2.3
Green Star – Performance	3 Stars
NABERS Energy rating	4.5 Stars
NABERS Water rating	2.5 Stars

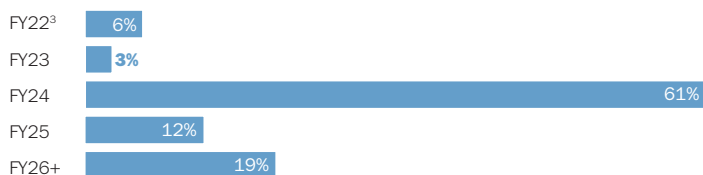
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.

Specialty store lease expiry profile by income





DIANELLA PLAZA

Whadjuk Country

366 Grand Promenade, Dianella WA 6059

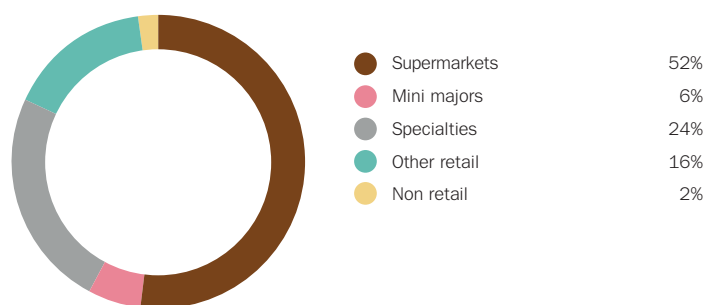
dianellaplaza.com.au

Dianella Plaza is a single level Neighbourhood shopping centre located approximately 8 kilometres north of the Perth CBD. It is anchored by Coles and Woolworths and includes more than 35 specialty stores.

Property overview

State	WA
Centre type	Neighbourhood
Ownership interest (%)	100
Date acquired	2003
Centre first opened	1968
Latest redevelopment	2002
Valuation External/Internal	Internal
Valuation (\$m) ¹	69.0
Valuation date	Dec-21
Capitalisation rate (%)	6.50
Discount rate (%)	7.00

Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	17,141
Number of tenants	52
Total Trade Area (000's)	53
Major tenants ²	Coles, Woolworths
Car spaces	925
Occupancy rate by GLA (%)	94.4
Weighted average lease expiry by GLA (years)	2.0
Green Star – Performance	4 Stars
NABERS Energy rating	5.5 Stars
NABERS Water rating	3 Stars

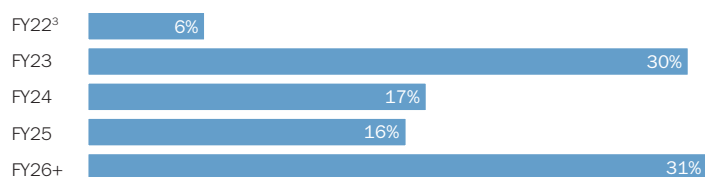
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.

Specialty store lease expiry profile by income





ELLENBROOK CENTRAL

Whadjuk Country

11 Main Street, Ellenbrook WA 6069

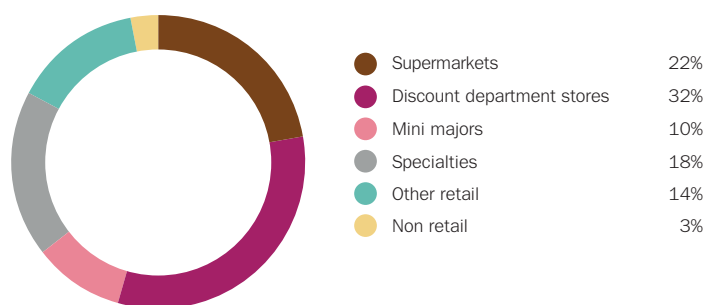
ellenbrookcentral.com.au

Ellenbrook Central is a single level Sub Regional shopping centre located approximately 30 kilometres north-east of the Perth CBD. The recently expanded centre is anchored by Big W, Kmart, ALDI, Coles and Woolworths and includes more than 80 specialty stores.

Property overview

State	WA
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2015
Centre first opened	2004
Latest redevelopment	2019
Valuation External/Internal	External
Valuation (\$m) ¹	258.0
Valuation date	Dec-21
Capitalisation rate (%)	6.00
Discount rate (%)	7.00

Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	47,046
Number of tenants	116
Total Trade Area (000's)	67
Major tenants ²	ALDI, Big W, Coles, Kmart, Woolworths
Car spaces	2,727
Occupancy rate by GLA (%) ³	n.a.
Weighted average lease expiry by GLA (years)	5.7
Green Star – Performance	4 Stars
NABERS Energy rating	4.5 Stars
NABERS Water rating	4 Stars

Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

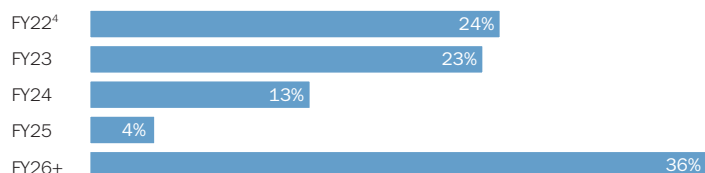
¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Occupancy rate non-comparable for reporting purposes.

⁴ Includes holdovers.

Specialty store lease expiry profile by income





GALLERIA

Whadjuk Country

Corner Collier and Walter Roads, Morley WA 6062

galleriashoppingcentre.com.au

Galleria is a two level Major Regional shopping centre located approximately 9 kilometres north-east of the Perth CBD. It is anchored by Myer, Kmart, Target, ALDI, Coles, Woolworths and Greater Union Cinemas and includes more than 130 specialty stores.

Property overview

State	WA
Centre type	Major Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Perron Investments Pty Ltd – 50
Date acquired	2003
Centre first opened	1994
Latest redevelopment	2008
Valuation External/Internal	External
Valuation (\$m) ¹	455.0
Valuation date	Dec-21
Capitalisation rate (%)	6.00
Discount rate (%)	6.50

Property metrics

Gross lettable area (GLA) (sqm)	75,553
Number of tenants	166
Total Trade Area (000's)	375
Major tenants ²	ALDI, Coles, Greater Union, Kmart, Myer, Target, Woolworths
Car spaces	3,999
Occupancy rate by GLA (%)	94.8
Weighted average lease expiry by GLA (years)	3.6
Green Star – Performance	4 Stars
NABERS Energy rating	4.5 Stars
NABERS Water rating	4.5 Stars

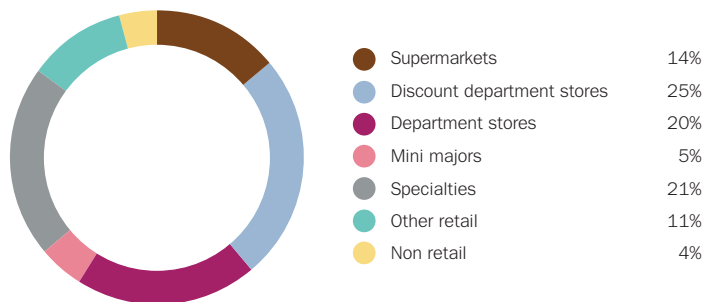
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





HALLS HEAD CENTRAL

Bindjareb Country

14 Guava Way, Halls Head WA 6210

hallsheadcentral.com.au

Halls Head Central is a single level Sub Regional shopping centre located approximately 4 kilometres south-west of Mandurah. The centre is anchored by Kmart, ALDI and Coles as well as an enhanced fashion offer, family-friendly alfresco dining precinct and playground, and more than 40 specialty stores.

Property overview

State	WA
Centre type	Sub Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	ISPT Core Fund – 50
Date acquired	2001
Centre first opened	2001
Latest redevelopment	2016
Valuation External/Internal	Internal
Valuation (\$m) ¹	82.8
Valuation date	Dec-21
Capitalisation rate (%)	6.50
Discount rate (%)	7.00

Property metrics

Gross lettable area (GLA) (sqm)	19,368
Number of tenants	50
Total Trade Area (000's)	52
Major tenants ²	ALDI, Coles, Kmart
Car spaces	960
Occupancy rate by GLA (%)	93.5
Weighted average lease expiry by GLA (years)	5.1
Green Star – Performance	4 Stars
NABERS Energy rating	5 Stars
NABERS Water rating	5 Stars

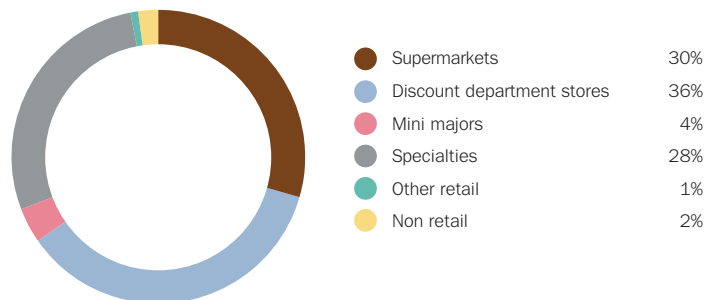
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

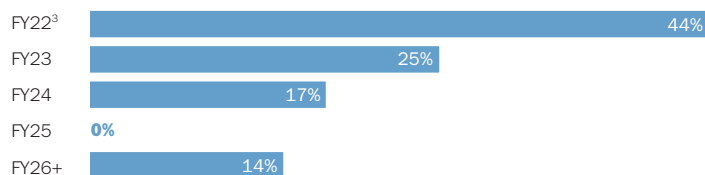
² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





KARRATHA CITY

Ngarluma Country

16 Sharpe Avenue, Karratha WA 6714

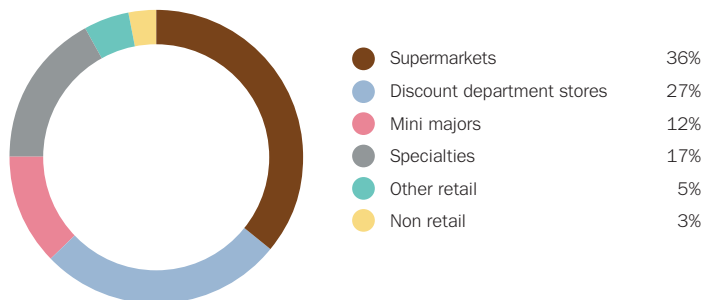
karrathacitysc.com.au

Karratha City is a single level Sub Regional shopping centre located in regional northern Western Australia. It is anchored by Kmart, Coles and Woolworths as well as Karratha Furniture & Bedding, Red Dot, Retravisio, The Reject Shop and more than 35 specialty stores. In 2021, Karratha City switched to solar with a new state-of-the-art solar energy system which helps to power the centre.

Property overview

State	WA
Centre type	Sub Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Private investor – 50
Date acquired	2003
Centre first opened	1986
Latest redevelopment	2005
Valuation External/Internal	Internal
Valuation (\$m) ¹	93.6
Valuation date	Dec-21
Capitalisation rate (%)	7.50
Discount rate (%)	7.50

Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	22,868
Number of tenants	54
Total Trade Area (000's)	23
Major tenants ²	Coles, Kmart, Woolworths
Car spaces	1,275
Occupancy rate by GLA (%)	98.3
Weighted average lease expiry by GLA (years)	4.4
Green Star – Performance	3 Stars
NABERS Energy rating	3.5 Stars
NABERS Water rating	1.5 Stars

Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.

Specialty store lease expiry profile by income





LIVINGSTON MARKETPLACE

Whadjuk Country

Corner Ranford and Nicholson Roads, Canning Vale WA 6155

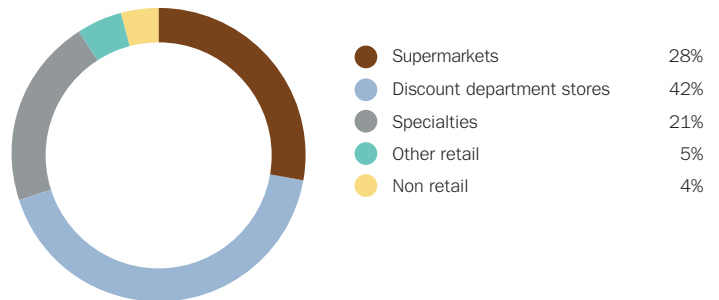
livingstonmarketplace.com.au

Livingston Marketplace is a single level Sub Regional shopping centre located in the Perth suburb of Canning Vale, approximately 21 kilometres south of the Perth CBD. It is anchored by Big W and Woolworths and includes more than 30 specialty stores.

Property overview

State	WA
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2015
Centre first opened	1998
Latest redevelopment	2004
Valuation External/Internal	Internal
Valuation (\$m) ¹	83.2
Valuation date	Dec-21
Capitalisation rate (%)	6.00
Discount rate (%)	7.00

Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	15,533
Number of tenants	48
Total Trade Area (000's)	106
Major tenants ²	Big W, Woolworths
Car spaces	1,004
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	2.8
Green Star – Performance	3 Stars
NABERS Energy rating	4 Stars
NABERS Water rating	2.5 Stars

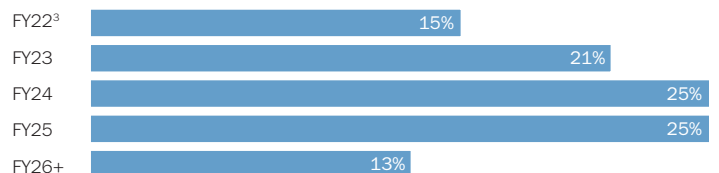
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.

Specialty store lease expiry profile by income





MADDINGTON CENTRAL

Whadjuk Country

Corner Burslem Drive and Attfield Street, Maddington WA 6109

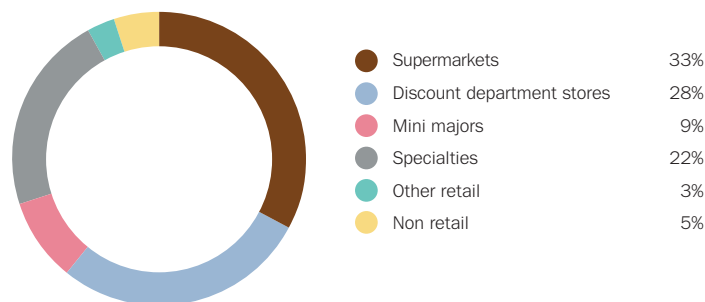
maddingtoncentral.com.au

Maddington Central is a single level Sub Regional shopping centre located approximately 18 kilometres south-east of the Perth CBD. It is anchored by Kmart, Coles and Woolworths and includes more than 55 specialty stores.

Property overview

State	WA
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2002
Centre first opened	1980
Latest redevelopment	2004
Valuation External/Internal	External
Valuation (\$m) ¹	97.0
Valuation date	Dec-21
Capitalisation rate (%)	7.25
Discount rate (%)	7.75

Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	27,849
Number of tenants	79
Total Trade Area (000's)	176
Major tenants ²	Coles, Kmart, Woolworths
Car spaces	2,144
Occupancy rate by GLA (%)	97.9
Weighted average lease expiry by GLA (years)	3.1
Green Star – Performance	4 Stars
NABERS Energy rating	3.5 Stars
NABERS Water rating	3.5 Stars

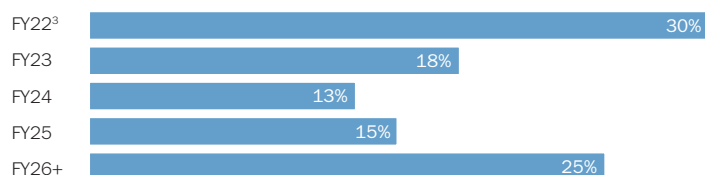
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.

Specialty store lease expiry profile by income





MANDURAH FORUM

Bindjareb Country

330 Pinjarra Road, Mandurah WA 6210

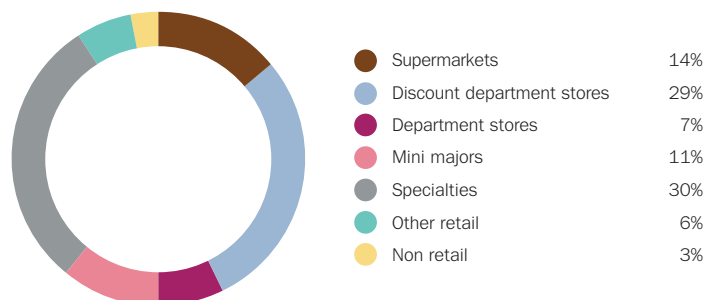
mandurahforum.com.au

Mandurah Forum is a single level Major Regional shopping centre located in the regional city of Mandurah. The centre is anchored by David Jones, Big W, Kmart, Target, Coles and Woolworths. There is a fresh food hall, large indoor/outdoor food court, a casual alfresco dining precinct, a premium fashion mall including H&M, Seed and Mecca Maxima and more than 155 specialty stores.

Property overview

State	WA
Centre type	Major Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	ISPT Core Fund – 50
Date acquired	1985
Centre first opened	1983
Latest redevelopment	2018
Valuation External/Internal	External
Valuation (\$m) ¹	435.0
Valuation date	Dec-21
Capitalisation rate (%)	6.25
Discount rate (%)	7.00

Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	66,238
Number of tenants	193
Total Trade Area (000's)	124
Major tenants ²	Big W, Coles, David Jones, Kmart, Target, Woolworths
Car spaces	3,076
Occupancy rate by GLA (%)	96.1
Weighted average lease expiry by GLA (years)	5.3
Green Star – Performance	4 Stars
NABERS Energy rating	4 Stars
NABERS Water rating	3.5 Stars

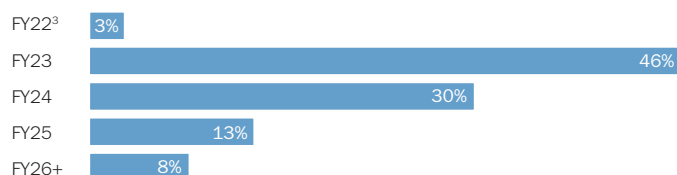
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.

Specialty store lease expiry profile by income





ROCKINGHAM CENTRE

Whadjuk Country

1 Council Avenue, Rockingham WA 6168

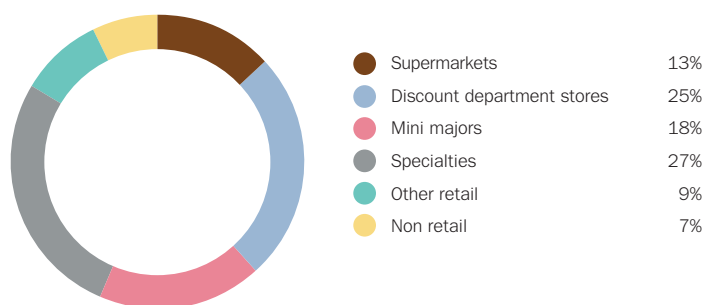
rockinghamcentre.com.au

Rockingham Centre is a single level Regional shopping centre located approximately 47 kilometres south-west of the Perth CBD, in the gateway to WA's growing south-west corridor. It is anchored by Kmart, Target, Coles, Woolworths and Ace Cinemas and includes more than 135 specialty stores. Rockingham Centre opens out to Syren Street, the premier alfresco dining and leisure precinct for the area.

Property overview

State	WA
Centre type	Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	AMP Capital Shopping Centre Fund – 50
Date acquired	2002
Centre first opened	1971
Latest redevelopment	2009
Valuation External/Internal	Internal
Valuation (\$m) ¹	438.0
Valuation date	Dec-21
Capitalisation rate (%)	5.75
Discount rate (%)	7.00

Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	61,164
Number of tenants	187
Total Trade Area (000's)	225
Major tenants ²	Ace Cinemas, Coles, Kmart, Target, Woolworths
Car spaces	3,229
Occupancy rate by GLA (%)	97.0
Weighted average lease expiry by GLA (years)	3.8
Green Star – Performance	4 Stars
NABERS Energy rating	5 Stars
NABERS Water rating	4.5 Stars

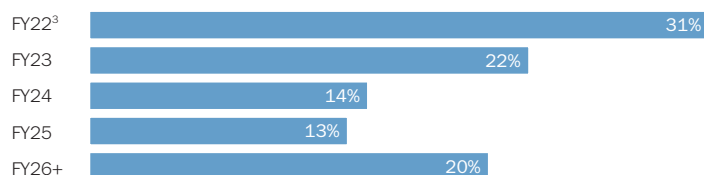
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.

Specialty store lease expiry profile by income





VICTORIA PARK CENTRAL

Whadjuk Country

366 Albany Highway, Victoria Park WA 6101

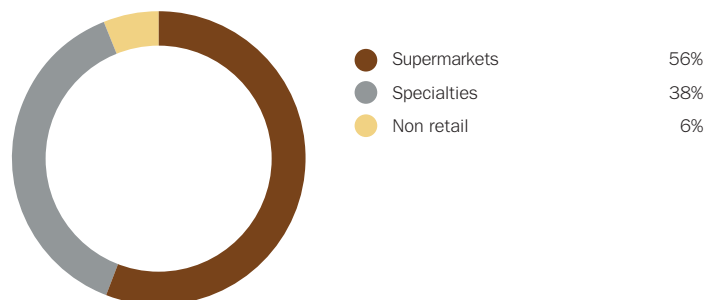
vicparkcentral.com.au

Victoria Park Central is a single level Neighbourhood shopping centre located approximately 6 kilometres south-east of the Perth CBD. It is anchored by Woolworths and includes more than 20 specialty stores.

Property overview

State	WA
Centre type	Neighbourhood
Ownership interest (%)	100
Date acquired	2004
Centre first opened	2004
Latest redevelopment	n.a.
Valuation External/Internal	Internal
Valuation (\$m) ¹	27.0
Valuation date	Dec-21
Capitalisation rate (%)	5.50
Discount rate (%)	6.25

Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	5,771
Number of tenants	26
Total Trade Area (000's)	44
Major tenants ²	Woolworths
Car spaces	223
Occupancy rate by GLA (%)	96.7
Weighted average lease expiry by GLA (years)	3.0
Green Star – Performance	3 Stars
NABERS Energy rating	3.5 Stars
NABERS Water rating	1.5 Stars

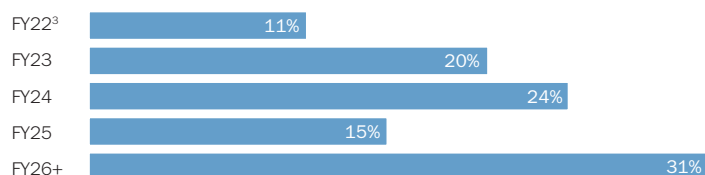
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.

Specialty store lease expiry profile by income





WARWICK GROVE

Whadjuk Country

Corner Beach and Erindale Roads, Warwick WA 6024

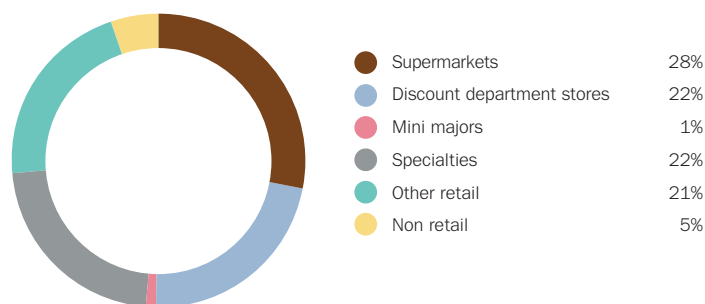
warwickgrove.com.au

Warwick Grove is a single level Sub Regional shopping centre located approximately 15 kilometres north of the Perth CBD. It is anchored by Kmart, ALDI, Coles, Woolworths and Grand Cinemas and includes more than 65 specialty stores.

Property overview

State	WA
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2001
Centre first opened	1974
Latest redevelopment	2003
Valuation External/Internal	External
Valuation (\$m) ¹	165.0
Valuation date	Dec-21
Capitalisation rate (%)	6.75
Discount rate (%)	7.50

Tenant mix by gross lettable area (GLA)



Property metrics

Gross lettable area (GLA) (sqm)	32,111
Number of tenants	93
Total Trade Area (000's)	103
Major tenants ²	ALDI, Coles, Grand Cinemas, Kmart, Woolworths
Car spaces	1,547
Occupancy rate by GLA (%)	99.8
Weighted average lease expiry by GLA (years)	5.3
Green Star – Performance	4 Stars
NABERS Energy rating	4.5 Stars
NABERS Water rating	3.5 Stars

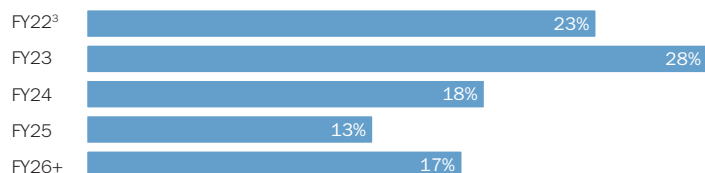
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Includes holdovers.

Specialty store lease expiry profile by income



For personal use only



vicinity.com.au

