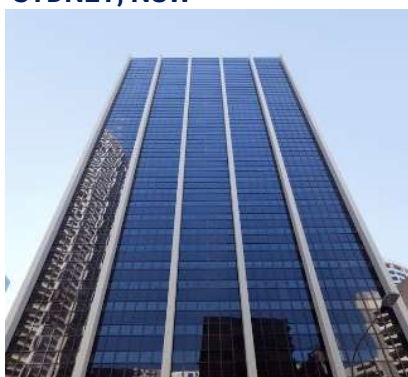


Investment Property Office

10-20 BOND STREET SYDNEY, NSW



With a newly refurbished lobby and end of trip facility, 10-20 Bond Street delivers a powerful blend of modern style and function. An A-grade office building with premium grade services, this efficient commercial office tower provides regularly shaped floor plates throughout, inviting natural light to permeate the workspaces and showcase the impressive cityscape and harbour views. The building has achieved a 4 Star Green Star design rating, and a 5.5 Star NABERS Energy rating.

Summary Information

GRADE	A
NABERS RATING	5.5 Star
OWNERSHIP	50% Mirvac, 50% Prime Property Fund Asia Limited Partnership
NLA	38,320 SQM
CAR SPACES	150
ACQUISITION DATE	Dec-09
LAST EXTERNAL VALUATION DATE	30-Jun-23
VALUATION AT 31 DECEMBER 2023	\$324.7m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	5.63%
DISCOUNT RATE	6.38%
GROSS OFFICE RENT	\$1,253/SQM

Major Tenants	NLA SQM	Lease Expiry
Clearview Administration Services	3,436	Apr-26
Australian Energy Market Operator (AEMO)	1,935	Mar-27

Lease Expiry Profile % Income

VACANCY	0.9%
2H24	10.7%
FY25	11.4%
FY26	17.3%
FY27	14.6%
FY28	12.4%
FY29+	32.7%
WALE	3.6 YEARS

1. Book value represents Mirvac's ownership.