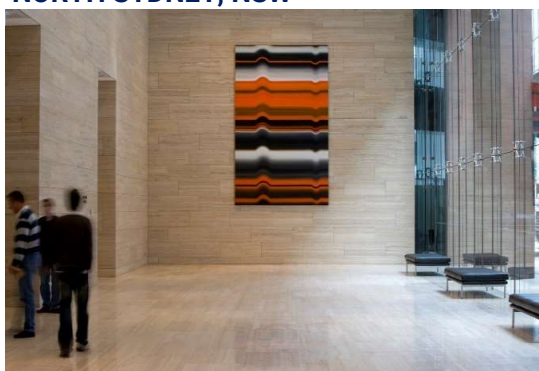


Investment Property Office

101-103 MILLER STREET NORTH SYDNEY, NSW



This landmark premium grade office tower and major retail centre is located above Greenwood Plaza in the heart of the North Sydney CBD, with a direct link to North Sydney Railway Station. The complex was built in 1992 and underwent major refurbishment in 2008. A premium grade office tower in North Sydney, it has achieved a 5 Star Green Star rating and a 5 Star NABERS Energy rating.

Summary Information

GRADE	Premium
NABERS RATING	5.0 Star
OWNERSHIP	50% Mirvac, 50% CapitaLand Integrated Commercial Trust
NLA	37,473 SQM
CAR SPACES	187
ACQUISITION DATE	Jun-94
LAST EXTERNAL VALUATION DATE	30-Jun-22
VALUATION AT 30 JUNE 2023	\$301.2m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	5.38%
DISCOUNT RATE	6.25%
GROSS OFFICE RENT	\$1,125/SQM

Major Tenants	NLA SQM	Lease Expiry
Commonwealth of Australia	10,324	Nov-26
Allianz	5,658	Jun-28

Lease Expiry Profile % Income

VACANCY	5.7%
FY24	24.5%
FY25	7.5%
FY26	0.0%
FY27	38.6%
FY28	16.7%
FY29+	7.0%
WALE	3.0 YEARS

1. Book value represents Mirvac's ownership.