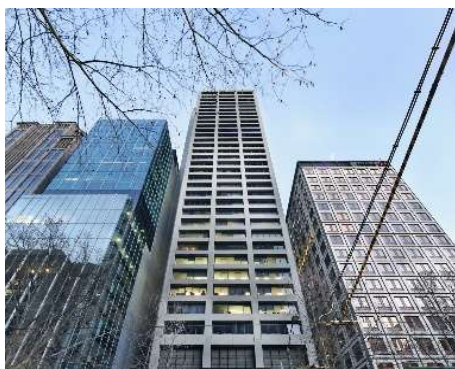


Investment Property Office

367 COLLINS STREET MELBOURNE, VIC



Refurbished in 2018, 367 Collins Street is ideally located in the centre of the Melbourne CBD, close to public transport, retail, the theatre and arts district and is a short tram ride to the MCG and Etihad Stadium. Lobby and retail upgrades have added to its surrounding aspect, the tower offers spectacular views of the Yarra River and is five minutes walk to Flinders Street Station. The building has achieved a 4.5 Star NABERS energy rating.

Summary Information

GRADE	A
NABERS RATING	4.5 Star
OWNERSHIP	100%
NLA	37,809 SQM
CAR SPACES	196
ACQUISITION DATE	Nov-13
LAST EXTERNAL VALUATION DATE	31-Dec-20
VALUATION AT 30 JUNE 2022	\$426.6m
VALUER	Directors Valuation
CAPITALISATION RATE	5.25%
DISCOUNT RATE	6.25%
GROSS OFFICE RENT	\$798/SQM

Major Tenants	NLA SQM	Lease Expiry
Optus	8,922	Jul-23
Sportsbet	8,817	Jun-29

Lease Expiry Profile % Income

VACANCY	1.3%
FY23	21.0%
FY24	31.2%
FY25	11.6%
FY26	5.7%
FY27	1.2%
FY28+	28.0%
WALE	2.9 YEARS