



Investment in Joint Ventures

Office

8 CHIFLEY SQUARE SYDNEY, NSW



8 Chifley Square brings to life the vision of the internationally renowned Richard Rogers of Rogers Stirk Harbour + Partners together with the Lippmann Partnership. A building for a changing world, this iconic tower pioneers the vertical village concept in Australia, delivering a flexible platform designed to support connectivity, collaboration and flexibility for its tenants. With a commitment to delivering exceptional environmental performance and sustainability, 8 Chifley Square has achieved a 6 Star Green Star Office Design v2 certified rating, and 6 Star Green Star for As-Built rating.

Summary Information

GRADE	Premium
NABERS RATING	5.0 Star
OWNERSHIP	50% Mirvac, 50% Keppel REIT
NLA	19,346 SQM
CAR SPACES	27
ACQUISITION DATE	Dec-13
LAST EXTERNAL VALUATION DATE	31-Dec-24
VALUATION AT 31 DECEMBER 2024	\$212.5m ¹
VALUER	Colliers
CAPITALISATION RATE	5.75%
DISCOUNT RATE	6.75%
GROSS OFFICE RENT	\$1,570/SQM

Major Tenants	NLA SQM	Lease Expiry
The Reserve Bank of Australia	10,118	Jul-28
Gadens	2,836	Jun-32

Lease Expiry Profile % Income

VACANCY	0.2%
2H25	0.1%
FY26	0.4%
FY27	9.6%
FY28	0.5%
FY29	52.6%
FY30+	36.6%
WALE	4.7 YEARS

1. Book value represents Mirvac's ownership.