



## Investment Property

# Industrial

### HOXTON DISTRIBUTION PARK

HOXTON PARK, NSW



Hoxton Distribution Park is one of Australia's largest industrial facilities, located approximately 35 kilometres south-west of Sydney with excellent access to Port Botany in Sydney's south. It comprises two state-of-the-art facilities that benefit from close proximity to the M7 Westlink Motorway, a major interchange, facilitating north and south bound access to Sydney's orbital network. Both facilities are 100% leased to Woolworths Limited.

#### Summary Information

OWNERSHIP	50% Mirvac, 50% JP Morgan
NLA	139,607 SQM
CAR SPACES	787
ACQUISITION DATE	Jul-10
LAST EXTERNAL VALUATION DATE	30-Jun-23
VALUATION AT 31 DECEMBER 2024	\$222.7m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	5.30%
DISCOUNT RATE	6.88%

Major Tenants	NLA SQM	Lease Expiry
Woolworths	88,914	Feb-37
Woolworths	50,693	Jan-32

#### Lease Expiry Profile % Income

VACANCY	0.0%
2H25	0.0%
FY26	0.0%
FY27	0.0%
FY28	0.0%
FY29	0.0%
FY30+	100.0%
WALE	10.1 YEARS

1. Book value represents Mirvac's ownership.