



Investment Property

Retail

ORION SPRINGFIELD CENTRAL

SPRINGFIELD, QLD



Orion Springfield Central was developed by Mirvac and is located in the rapidly growing city of Springfield. The centre is anchored by Woolworths, Coles, ALDI, Target, Big W, Timezone and Event Cinemas with over 150 specialty stores and 11 pad sites. Connected directly to Springfield Central Town Station and Orion Lagoon, this well connected centre also has significant land holdings for future expansion.

Summary Information

CLASSIFICATION	REGIONAL
OWNERSHIP	100%
GLA	72,570 SQM
CAR SPACES	3,166
ACQUISITION DATE	Aug-02
LAST EXTERNAL VALUATION DATE	30-Jun-23
VALUATION AT 31 DECEMBER 2024	\$479.5m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	5.50%
DISCOUNT RATE	7.00%
CENTRE MAT	\$597.3m
SPECIALTY OCCUPANCY COSTS	10.8%
SPECIALTY SALES	\$12,483/sqm ²

Major Tenants	GLA SQM	Lease Expiry
Big W	7,988	Jun-34
Target	6,021	Nov-30
Events Cinemas	5,801	Jun-31
Coles	5,618	Oct-30
Woolworths	4,471	Mar-32

Lease Expiry Profile % Income

VACANCY	1.0%
2H25	16.5%
FY26	16.1%
FY27	10.2%
FY28	12.5%
FY29	6.6%
FY30+	37.1%
WALE	3.5 YEARS

1. Includes sundry vacant land.

2. In line with SCCA guidelines.