



## Investment Property Office

### RIVERSIDE QUAY SOUTHBANK, VIC



Riverside Quay is a modern A-grade office complex comprising three individual buildings, situated along the riverfront of Southbank, directly across from Melbourne's CBD. Enjoying panoramic views of the city, Riverside Quay is in close proximity to strong public transport links and excellent amenity, with Flinders Street Station, the Crown Entertainment Complex, Southgate and extensive dining precincts situated in the nearby area.

#### Summary Information

GRADE	A
NABERS RATING	4.0 Star
OWNERSHIP	100%
NLA	31,753 SQM
CAR SPACES	82
ACQUISITION DATE	Apr 02 (1&3), Jul 03 (2)
LAST EXTERNAL VALUATION DATE	30-Jun-23
VALUATION AT 31 DECEMBER 2024	\$284.5m
VALUER	Directors Valuation
CAPITALISATION RATE	6.50%
DISCOUNT RATE	7.13%
GROSS OFFICE RENT	\$857/SQM

Major Tenants	NLA SQM	Lease Expiry
Veris Australia	1,565	Oct-25
UGL	1,528	Dec-27

#### Lease Expiry Profile % Income

VACANCY	19.5%
2H25	3.1%
FY26	18.3%
FY27	19.9%
FY28	12.6%
FY29	7.1%
FY30+	19.5%
WALE	2.8 YEARS