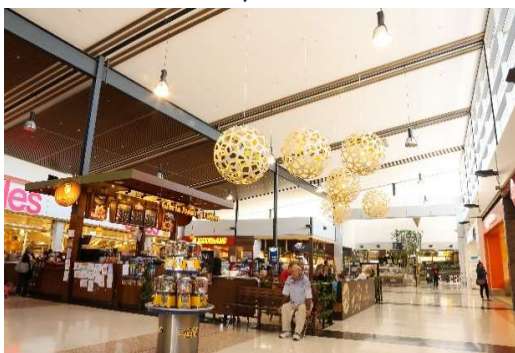


Investment Property Held for Sale

Retail

STANHOPE VILLAGE

STANHOPE GARDENS, NSW



Located in the rapidly growing north-west corridor of Sydney, Stanhope Village is conveniently situated adjacent to the area's busy leisure centre and pool facility. Stanhope Village was expanded in 2015 and is anchored by Coles, Kmart and ALDI with approximately 75 specialty stores.

Summary Information

CLASSIFICATION	SUB REGIONAL
OWNERSHIP	100%
GLA	18,089 SQM
CAR SPACES	736
ACQUISITION DATE	Nov-03
LAST EXTERNAL VALUATION DATE	30-Jun-22
VALUATION AT 31 DEC 2022	\$158.0m
VALUER	Held for Sale
CAPITALISATION RATE	n/a
DISCOUNT RATE	n/a
CENTRE MAT	\$177.1m
SPECIALTY OCCUPANCY COSTS	11.8% ¹
SPECIALTY SALES	\$10,719/sqm ²

Major Tenants	GLA SQM	Lease Expiry
Kmart	5,060	Mar-22 ³
Coles	3,500	Nov-28
ALDI	1,355	Aug-28

Lease Expiry Profile % Income

VACANCY	0.4%
2H23	22.2%
FY24	15.9%
FY25	19.1%
FY26	7.3%
FY27	10.8%
FY28+	24.3%
WALE	2.6 YEARS

1. Includes contracted COVID-19 tenant support.

2. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.

3. Renewal under negotiation.