

# Toombul

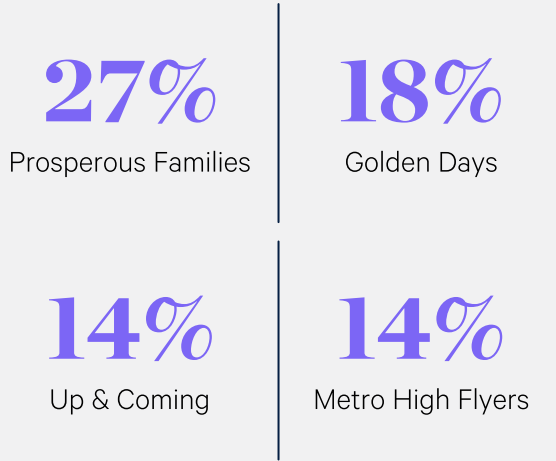
Nundah, Queensland

Toombul is located in a growing inner urban area of Brisbane, just seven kilometres from Brisbane's CBD and six kilometres from Brisbane Airport. The asset benefits from excellent accessibility via major roadways as well as rail and bus links. Toombul has ~46,000 square metres of gross lettable area comprising Coles, ALDI, Kmart, Target, BCC Cinemas and ~150 specialty stores. Since Mirvac's acquisition in 2016 the asset has been progressively remixed and upgraded, with the latest development of UPSTAIRS, an alfresco dining and entertainment precinct completed in late 2019.

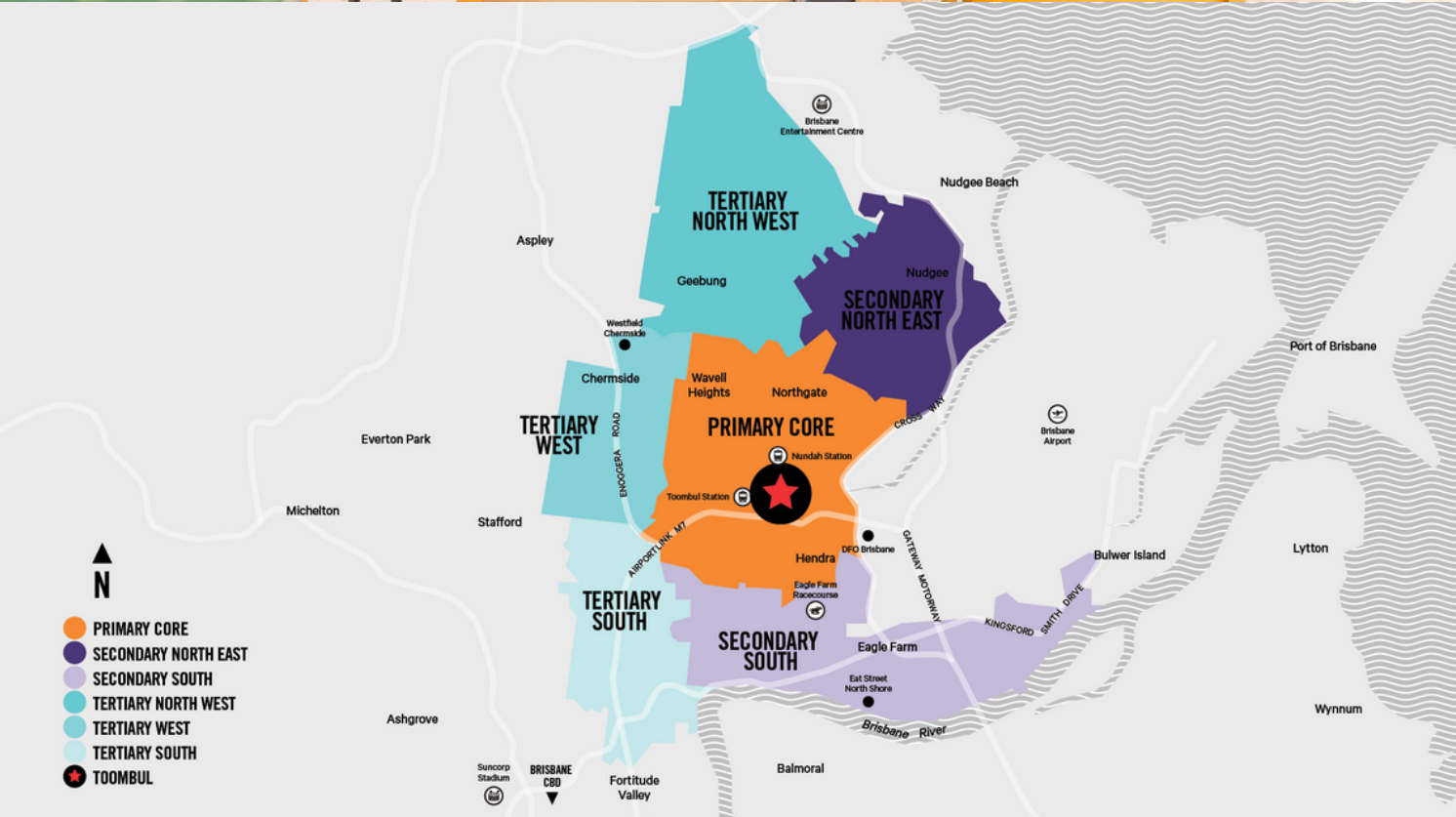
Asset Statistics*
Retailers - 160
Annual Customer Visits – 5.8 Million
Annual Performance (MAT) - \$239.1 Million
Gross Lettable Area – 46,071 sqm
Car Spaces – 1,939
Total Trade Area Population – 153,200



RESIDENT CUSTOMER  
PROPORTION IN MTA CATCHMENT\*



ADDITIONAL  
SEGMENTS^



Source: \*Quantum Q-Centre, run by Mirvac, May 2021. Mirvac internal traffic and sales data, June 2021. ^Worker - Market Snapshot & Future outlook report, MacroPlan Dimasi, prepared Dec 2017 - Jan 2018, using ABS & NSW Transport data, based on a 1km radius from asset, January 2020.