

Investment in Joint Ventures

Office

200 GEORGE STREET SYDNEY, NSW



Completed in 2016, EY Centre is an iconic Premium-grade office tower, designed by award winning architects Francis-Jones Morehen Thorp. The tower is one of the first 'smart' office buildings in Australia, with market leading technology that adjusts the internal environment to meet the needs of tenants. In March 2017, Mirvac received Australia's first Gold WELL-certification for its tenancy at 200 George Street, in addition to a 6 Star Green Star Interior rating. The building has achieved a 6 Green Star As-Built rating, and a 5.5 Star NABERS rating.

Summary Information

GRADE	Premium
NABERS RATING	5.5 Star
OWNERSHIP	50.1% Mirvac, 49.9% M&G Real Estate
NLA	39,046 SQM
CAR SPACES	62
ACQUISITION DATE	Jun-16
LAST EXTERNAL VALUATION DATE	31-Dec-23
VALUATION AT 31 DECEMBER 2023	\$480.5m ¹
VALUER	JLL
CAPITALISATION RATE	5.00%
DISCOUNT RATE	6.25%
GROSS OFFICE RENT	\$1,668/SQM

Major Tenants ²	NLA SQM	Lease Expiry
EY	25,850	Dec-26
AGL Energy	3,457	Jun-29

Lease Expiry Profile % Income

VACANCY	0.5%
2H24	0.0%
FY25	0.0%
FY26	19.3%
FY27	62.9%
FY28	0.5%
FY29+	16.8%
WALE	3.6 YEARS

1. Book value represents Mirvac's ownership.

2. Excludes Mirvac tenancy.