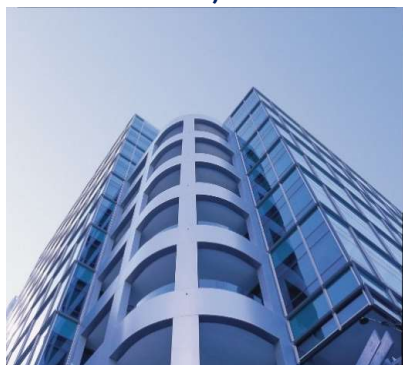


## Investment Property Office

### 40 MILLER STREET NORTH SYDNEY, NSW



40 Miller Street is an A-grade office building located adjacent to North Sydney Railway Station. Developed by Mirvac in 2000, it enjoys commanding views of Sydney harbour from all floors, with outdoor balconies providing additional amenity for tenants. The building has achieved a 4.5 Star NABERS Energy rating.

#### Summary Information

GRADE	A
NABERS RATING	4.5 Star
OWNERSHIP	100%
NLA	12,615 SQM
CAR SPACES	105
ACQUISITION DATE	May-98
LAST EXTERNAL VALUATION DATE	30-Jun-22
VALUATION AT 31 DECEMBER 2023	\$168.3m
VALUER	Directors Valuation
CAPITALISATION RATE	6.13%
DISCOUNT RATE	7.00%
GROSS OFFICE RENT	\$1,021/SQM

Major Tenants	NLA SQM	Lease Expiry
UGL	5,814	Feb-28
Vocus	2,549	Dec-32

#### Lease Expiry Profile % Income

VACANCY	4.4%
2H24	3.7%
FY25	8.5%
FY26	0.0%
FY27	1.6%
FY28	57.4%
FY29+	24.4%
WALE	4.5 YEARS