

Investment in Joint Ventures

Office

8 CHIFLEY SQUARE SYDNEY, NSW



8 Chifley Square brings to life the vision of the internationally renowned Richard Rogers of Rogers Stirk Harbour + Partners together with the Lippmann Partnership. A building for a changing world, this iconic tower pioneers the vertical village concept in Australia, delivering a flexible platform designed to support connectivity, collaboration and flexibility for its tenants. With a commitment to delivering exceptional environmental performance and sustainability, 8 Chifley Square has been awarded a 6 Star Green Star Office Design v2 certified rating, which represents World Leadership in environmental sustainability practices.

Summary Information

GRADE	Premium
NABERS RATING	4.5 Star
OWNERSHIP	50% Mirvac, 50% Keppel REIT
NLA	19,346 SQM
CAR SPACES	27
ACQUISITION DATE	Dec-13
LAST EXTERNAL VALUATION DATE	31-Dec-22
VALUATION AT 31 DECEMBER 2023	\$215.6m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	5.25%
DISCOUNT RATE	6.38%
GROSS OFFICE RENT	\$1,655/SQM

Major Tenants	NLA SQM	Lease Expiry
RBA	9,118	Jul-28
InfraBuild Trading Pty Ltd	2,836	Jan-24

Lease Expiry Profile % Income

VACANCY	0.7%
2H24	17.8%
FY25	2.8%
FY26	0.4%
FY27	9.4%
FY28	0.0%
FY29+	68.9%
WALE	4.2 YEARS

1. Book value represents Mirvac's ownership.