



Investment Property

Retail

BROADWAY SYDNEY

GLEBE, NSW



Broadway Sydney is located on the fringe of the Sydney CBD and services the densely populated and growing catchment of Sydney's inner city and inner west. The centre is anchored by two discount department stores (Kmart and Target), two supermarkets (Coles and ALDI) and a cinema (Hoyts). The centre also features key retailers including Harris Farm Markets, Apple, JB Hi-Fi, Harvey Norman, Mecca, JD Sport, with approximately 130 specialty stores. The centre ranked "Number 1" in the Shopping Centre News Big Guns annual turnover per square metre awards in NSW in 2024.

Summary Information

CLASSIFICATION	REGIONAL
OWNERSHIP	50% Mirvac, 50% Perron
GLA	52,452 SQM
CAR SPACES	1,650
ACQUISITION DATE	Jan-07
LAST EXTERNAL VALUATION DATE	31-Dec-23
VALUATION AT 31 DECEMBER 2024	\$392.6m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	5.25% ²
DISCOUNT RATE	6.50% ²
CENTRE MAT	\$642.4m
SPECIALTY OCCUPANCY COSTS	17.6%
SPECIALTY SALES	\$14,833/sqm ³

Major Tenants	GLA SQM	Lease Expiry
Kmart	7,394	Mar-33
Hoyts	4,857	Jul-28
Target	4,721	Apr-27
Coles	4,122	Jul-34
H&M	2,475	Aug-31

Lease Expiry Profile % Income

VACANCY	1.7%
2H25	24.8%
FY26	7.5%
FY27	15.2%
FY28	5.5%
FY29	19.3%
FY30+	26.0%
WALE	3.2 YEARS

1. Book value represents Mirvac's ownership. Also includes adjoining properties 52-60 Francis St, Glebe and 80 Bay Street, Ultimo.

2. Relates to retail component only.

3. In line with SCCA guidelines.