



Investment Property

Retail

GREENWOOD PLAZA

NORTH SYDNEY, NSW



Greenwood Plaza is a three-level centre at the base of Mirvac's iconic 101-103 Miller Street office tower, providing a major pedestrian thoroughfare to North Sydney train station and excellent exposure to Pacific Highway and Miller Street. The asset services North Sydney CBD and has over 90 specialty retail and service outlets, including Romeo's IGA supermarket and the historic Greenwood Hotel.

Summary Information

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|-------------------------------|--|
| CLASSIFICATION | CBD RETAIL |
| OWNERSHIP | 50% Mirvac, 50% CapitaLand Integrated Commercial Trust |
| GLA | 8,986 SQM |
| CAR SPACES | 312 |
| ACQUISITION DATE | Jun-94 |
| LAST EXTERNAL VALUATION DATE | 30-Jun-24 |
| VALUATION AT 31 DECEMBER 2024 | \$55.5m ¹ |
| VALUER | Directors Valuation |
| CAPITALISATION RATE | 6.50% |
| DISCOUNT RATE | 7.25% |
| CENTRE MAT | \$47.8m |
| SPECIALTY OCCUPANCY COSTS | 27.7% |
| SPECIALTY SALES | \$7,281/sqm ² |

| Major Tenants | GLA SQM | Lease Expiry |
|-----------------|---------|--------------|
| IGA Romeo's | 864 | Feb-31 |
| Greenwood Hotel | 856 | Apr-26 |

Lease Expiry Profile % Income

| | |
|---------|-----------|
| VACANCY | 10.8% |
| 2H25 | 49.7% |
| FY26 | 16.5% |
| FY27 | 5.7% |
| FY28 | 4.0% |
| FY29 | 6.5% |
| FY30+ | 6.8% |
| WALE | 1.1 YEARS |

1. Book value represents Mirvac's ownership and includes the 101-103 Miller St car park.

2. In line with SCCA guidelines.