

Investment Property

Retail

TOOMBUL

NUNDAH, QLD



Toombul is located in a growing inner urban area of Brisbane, just seven kilometres from Brisbane's CBD and six kilometres from Brisbane Airport. The centre benefits from excellent accessibility via major roadways as well as rail and bus links. Toombul has approximately 46,000 square metres of gross lettable area comprising Coles, ALDI, Kmart, Target, BCC Cinemas, and approximately 150 specialty stores and kiosks. Since Mirvac's acquisition in 2016 the centre has been progressively remixed and upgraded, with the latest development of an alfresco dining and entertainment precinct which was completed late 2019.

Summary Information

CLASSIFICATION	REGIONAL
OWNERSHIP	100%
GLA	46,529 SQM
CAR SPACES	1,931
ACQUISITION DATE	Jun-16
LAST EXTERNAL VALUATION DATE	31-Dec-20
VALUATION AT 31 DEC 2021	\$303.0m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	5.75%
DISCOUNT RATE	7.00%
CENTRE MAT	\$239.8m
SPECIALTY OCCUPANCY COSTS	14.9% ²
SPECIALTY SALES	\$8,669/sqm ³

Major Tenants	GLA SQM	Lease Expiry
Kmart	6,725	Feb-27
Target	6,582	Oct-26
Coles	3,589	May-32
BCC Cinemas	2,664	Feb-28
ALDI	1,659	Oct-31

Lease Expiry Profile % Income

VACANCY	4.5%
2H22	15.6%
FY23	16.2%
FY24	13.2%
FY25	8.7%
FY26	3.8%
FY27+	38.0%
WALE	3.7 YEARS

1. Includes sundry vacant land.

2. Includes contracted COVID-19 tenant support.

3. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.