



DFO Essendon

100 Bulla Road, Essendon Fields VIC 3041
dfo.com.au/essendon



DFO Essendon is a single level Outlet Centre located approximately 11 kilometres north of the Melbourne CBD. The centre comprises more than 105 outlet retailers including Polo Ralph Lauren, Hugo Boss, Furla and Coach. The adjacent Homemaker Hub comprises over 20 large format stores.

Property overview

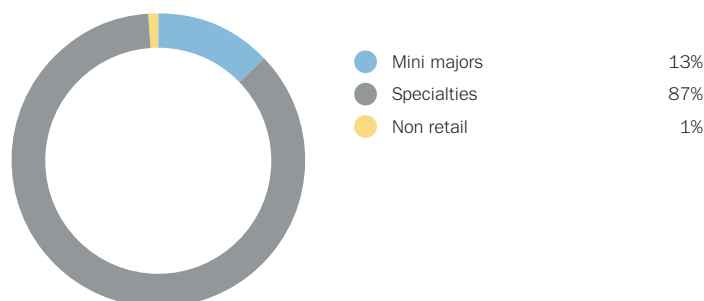
State	VIC
Centre type	Outlet Centre
Ownership Interest (%)	100
Date acquired	2010
Centre first opened	2005
Latest redevelopment	2006
Valuation External/Internal	Internal
Valuation (\$m) ¹	178.0
Valuation date	Jun-18
Capitalisation rate (%)	6.75
Discount rate (%)	8.25

Property metrics

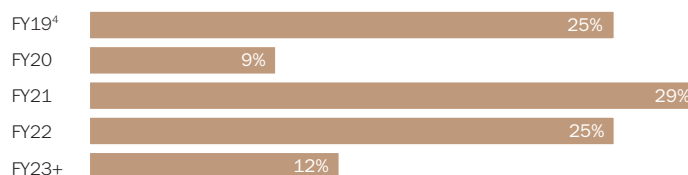
Gross lettable area (GLA)	52,325
Number of tenants	116
Major tenants ²	-
Car spaces	2,137
Moving annual turnover (MAT) (\$m)	250.4
MAT/sqm – Total (\$)	10,072
MAT/sqm – Specialty (\$)	9,646
Specialty occupancy cost (%) ³	12.0
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	2.4
Green Star – Performance	3 Stars
NABERS Energy rating	4.5 Stars
NABERS Water rating	5.0 Stars

1 Expressed on 100% basis.
 2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
 3 Includes marketing levy and based on GST inclusive turnover.
 4 Includes holdovers.

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income



FFREWAY TO CITY



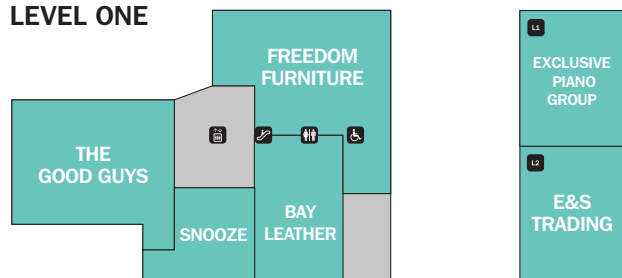
PERIMETER ROAD

FFREWAY TO CITY

HOMEMAKER HUB



LEVEL ONE



MINI MAJORS

SPECIALTIES

ENTRANCES →