



DFO South Wharf

20 Convention Centre Place, South Wharf VIC 3006
dfo.com.au/south-wharf



DFO South Wharf is a two level Outlet Centre located on the Yarra River close to Docklands and Melbourne's CBD. The centre comprises more than 150 outlet retailers including Armani Outlet, Michael Kors, Coach and Kate Spade and an exclusive collection of sporting and active apparel outlets. The adjoining Homemaker Hub comprises over 10 large format stores. With restaurants, bars and cafes adjacent to the centre, DFO South Wharf is a retail and dining destination for Melbourne residents and tourists.

Property overview

State	VIC
Centre type	Outlet Centre
Ownership Interest (%)	100
Date acquired	2010
Centre first opened	2009
Latest redevelopment	2016
Valuation External/Internal	Internal
Valuation (\$m) ¹	655.0
Valuation date	Jun-18
Capitalisation rate (%)	5.75
Discount rate (%)	8.00

Property metrics

Gross lettable area (GLA)	55,899
Number of tenants	166
Major tenants ²	-
Car spaces	2,936
Moving annual turnover (MAT) (\$m)	409.1
MAT/sqm - Total (\$)	10,499
MAT/sqm - Specialty (\$)	10,184
Specialty occupancy cost (%) ³	10.5
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	2.2
Green Star - Performance	2 Stars
NABERS Energy rating	1.0 Star
NABERS Water rating	2.0 Stars

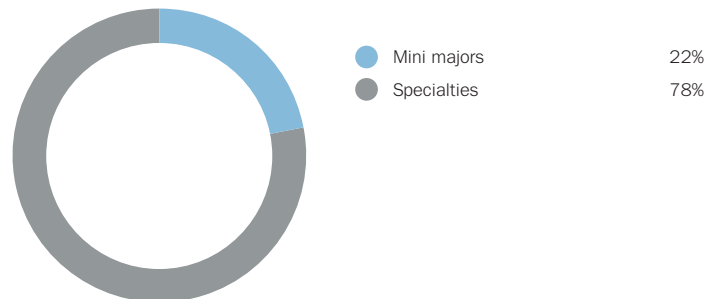
¹ Expressed on 100% basis.

² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

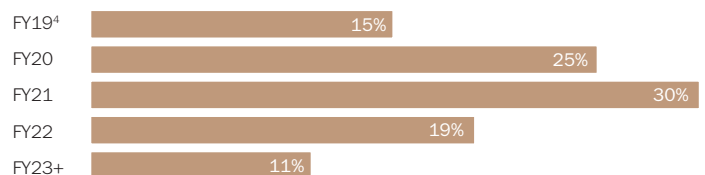
³ Includes marketing levy and based on GST inclusive turnover.

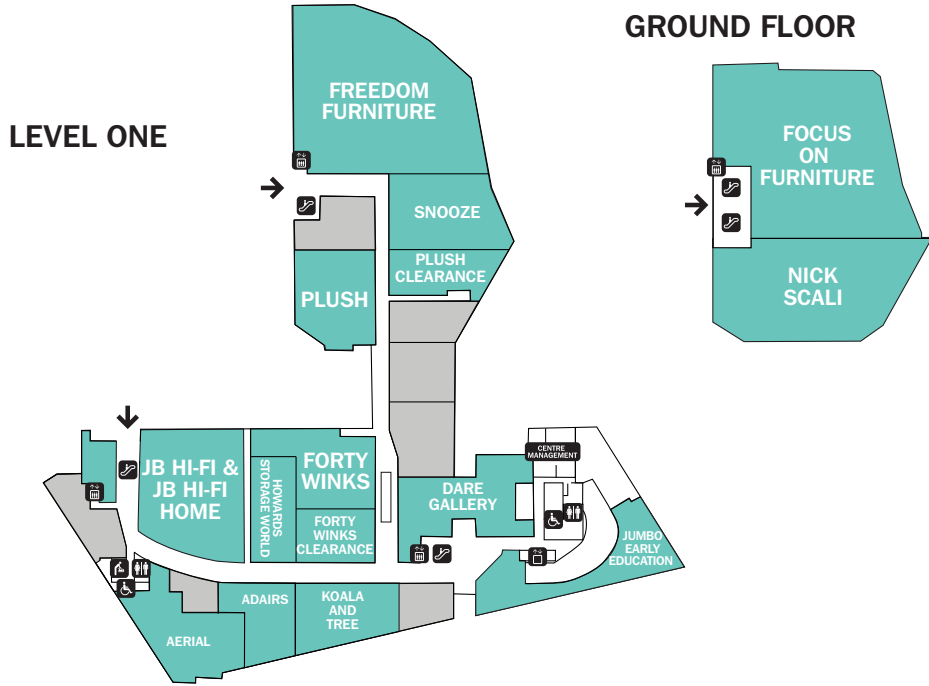
⁴ Includes holdovers.

Tenant mix by gross lettable area (GLA)



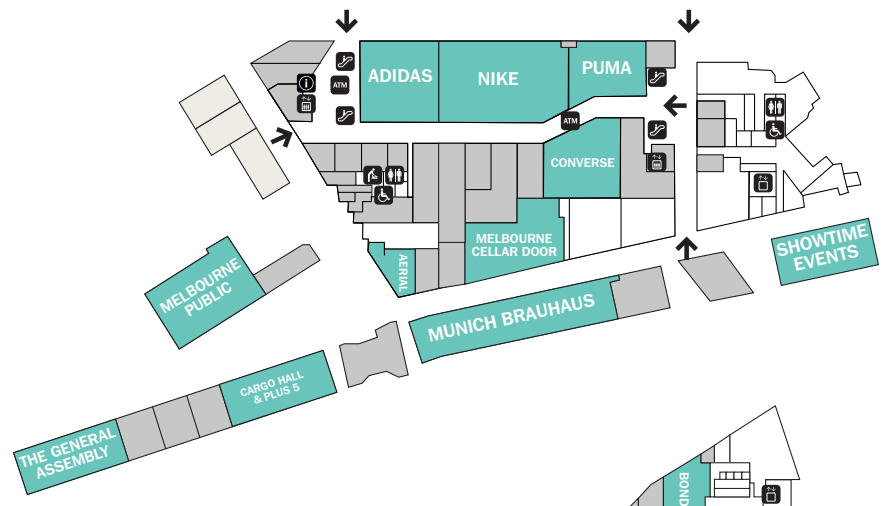
Specialty store lease expiry profile by income



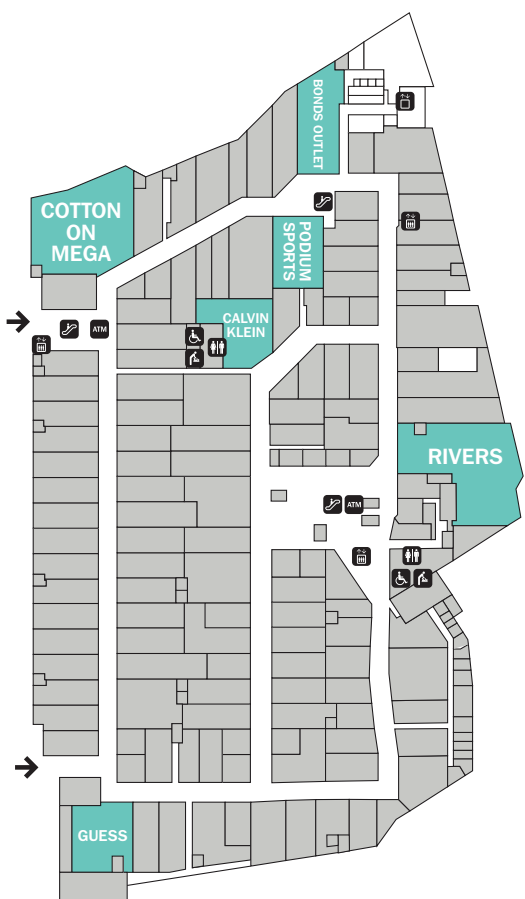


GROUND FLOOR

HOMEMAKER HUB



BASEMENT



- MINI MAJORS
- SPECIALTIES
- ENTRANCES →