



Galleria

Corner Collier and Walter Roads, Morley WA 6062
galleriashoppingcentre.com.au



Galleria is a two level Major Regional shopping centre located approximately 8 kilometres north-east of the Perth CBD. It is anchored by Myer, Kmart, Target, Aldi, Coles, Greater Union and Woolworths and includes more than 165 specialty stores.

Property overview

State	WA
Centre type	Major Regional
Ownership Interest (%)	50
Date acquired	2003
Centre first opened	1994
Latest redevelopment	2008
Valuation External/Internal	Internal
Valuation (\$m) ¹	760.0
Valuation date	Jun-18
Capitalisation rate (%)	5.50
Discount rate (%)	7.25

Property metrics

Gross lettable area (GLA)	82,287
Number of tenants	208
Major tenants ²	Aldi, Coles, Greater Union, Kmart, Myer, Target, Woolworths
Car spaces	4,086
Moving annual turnover (MAT) (\$m) ³	495.7
MAT/sqm – Total (\$) ³	6,843
MAT/sqm – Specialty (\$) ³	10,449
Specialty occupancy cost (%) ^{3,4}	19.5
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	3.0
Green Star – Performance	3 Stars
NABERS Energy rating	4.0 Stars

¹ Expressed on 100% basis.

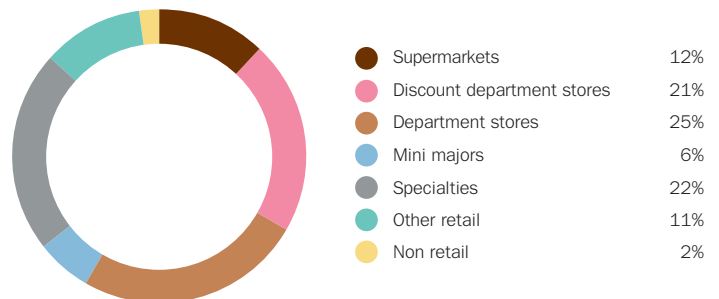
² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Non-comparable for sales reporting purposes.

⁴ Includes marketing levy and based on GST inclusive turnover.

⁵ Includes holdovers.

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income



