



Northland

2-50 Murray Road, Preston VIC 3072
northlandsc.com.au



Northland is a two level Major Regional shopping centre located approximately 9 kilometres north of the Melbourne CBD. It is anchored by Myer, Kmart, Target, Aldi, Coles, Woolworths and HOYTS Cinema and includes more than 230 specialty stores. The centre is complimented by a popular outdoor entertainment and dining precinct.

Property overview

State	VIC
Centre type	Major Regional
Ownership Interest (%)	50
Date acquired	1994
Centre first opened	1966
Latest redevelopment	2014
Valuation External/Internal	External
Valuation (\$m) ¹	980.0
Valuation date	Jun-18
Capitalisation rate (%)	5.50
Discount rate (%)	7.25

Property metrics

Gross lettable area (GLA)	98,540
Number of tenants	279
Major tenants ²	Aldi, Coles, HOYTS Cinema, Kmart, Myer, Target, Woolworths
Car spaces	4,640
Moving annual turnover (MAT) (\$m)	543.9
MAT/sqm – Total (\$)	6,168
MAT/sqm – Specialty (\$)	9,120
Specialty occupancy cost (%) ³	18.3
Occupancy rate by GLA (%)	99.9
Weighted average lease expiry by GLA (years)	6.5
Green Star – Performance	3 Stars
NABERS Energy rating	3.0 Stars
NABERS Water rating	3.5 Stars

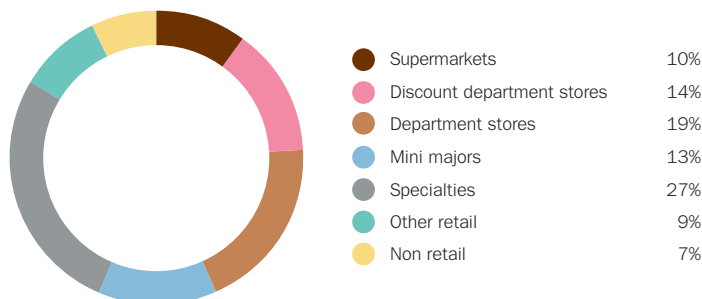
¹ Expressed on 100% basis.

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

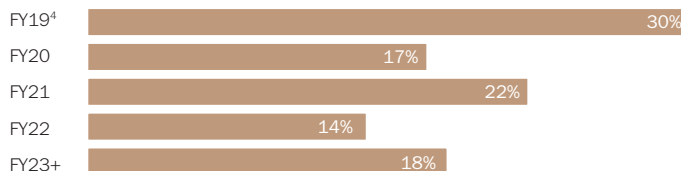
³ Includes marketing levy and based on GST inclusive turnover.

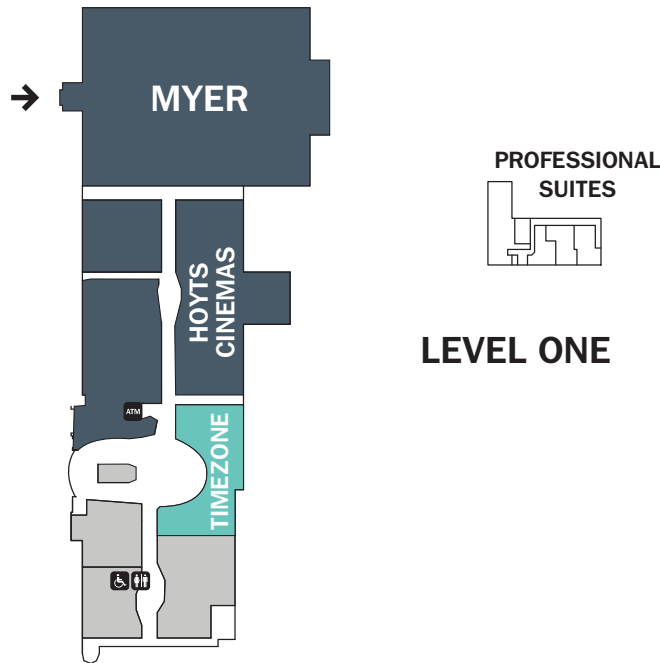
⁴ Includes holdovers.

Tenant mix by gross lettable area (GLA)



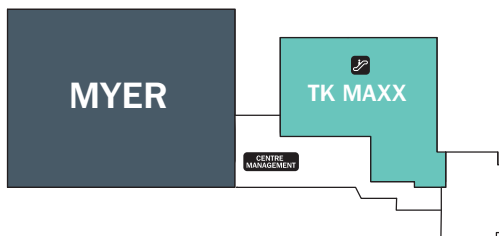
Specialty store lease expiry profile by income





DINING PRECINCT

BASEMENT



- MAJORS
- MINI MAJORS
- SPECIALTIES
- ENTRANCES →