



## QueensPlaza

226 Queen Street, Brisbane QLD 4000  
[queensplaza.com.au](http://queensplaza.com.au)

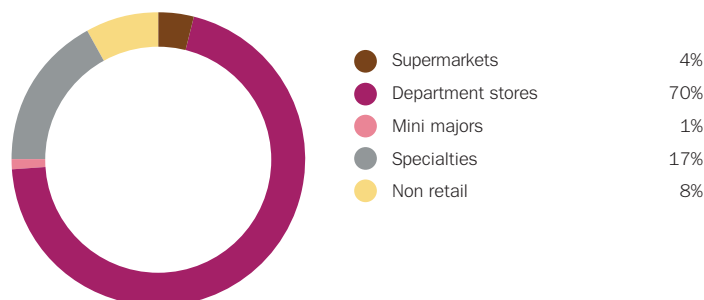


QueensPlaza is a three level City Centre located in the heart of Brisbane's CBD on Queen Street Mall. It is anchored by David Jones and Coles and includes more than 50 speciality stores. The centre features luxury retailers including Burberry, Bvlgari, Chanel, Dior, Fendi, GUCCI, Louis Vuitton, Paspaley, Saint Laurent, Salvatore Ferragamo and Tiffany & Co.

### Property overview

State	QLD
Centre type	City Centre
Ownership interest (%)	100
Date acquired	2001
Centre first opened	2005
Latest redevelopment	2018
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	680.0
Valuation date	Dec-20
Capitalisation rate (%)	4.75
Discount rate (%)	6.25

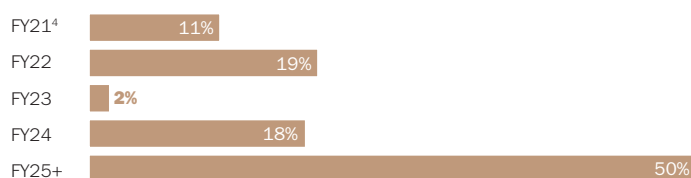
### Tenant mix by gross lettable area (GLA)



### Property metrics

Gross lettable area (GLA) (sqm)	39,546
Number of tenants	61
Total Trade Area (000's)	2,394
Major tenants <sup>2</sup>	Coles, David Jones
Car spaces	600
Occupancy rate by GLA (%) <sup>3</sup>	n.a.
Weighted average lease expiry by GLA (years)	12.5
Green Star – Performance	4 Stars
NABERS Energy rating	n.a.
NABERS Water rating	n.a.

### Specialty store lease expiry profile by income



Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

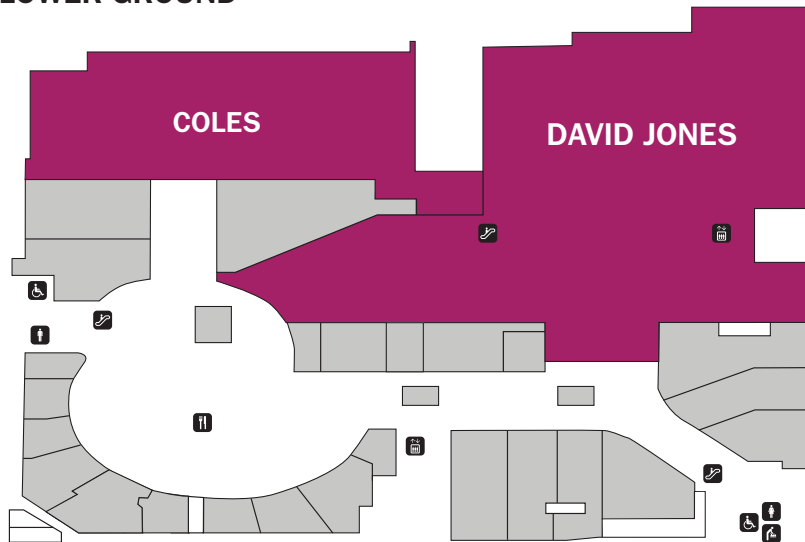
<sup>1</sup> Expressed on 100% basis.

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

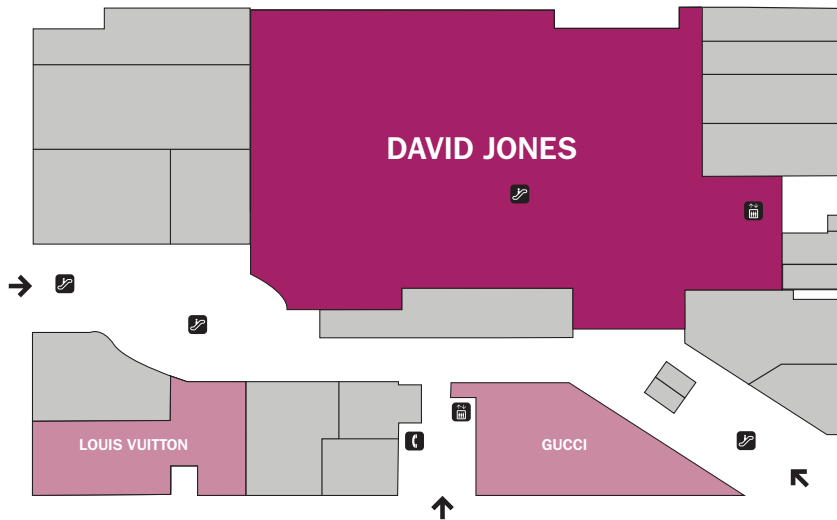
<sup>3</sup> Occupancy rate non-comparable for reporting purposes.

<sup>4</sup> Includes holdovers.

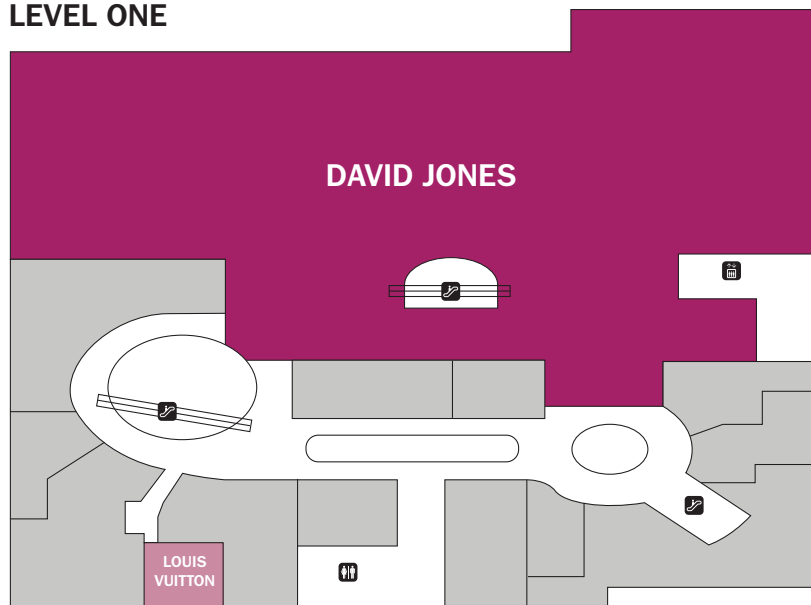
LOWER GROUND



GROUND LEVEL



LEVEL ONE



- MAJORS
- MINI MAJORS
- SPECIALTIES
- ENTRANCES →