



The Myer Centre Brisbane

91 Queen Street, Brisbane QLD 4000
themycentre.com.au



The Myer Centre Brisbane is a six level City Centre located in the heart of Brisbane's CBD on Queen Street Mall. The Myer Centre Brisbane is an iconic CBD retail destination, anchored by Myer, Target, Coles Central and Event Cinemas and includes more than 145 specialty stores. A development is expected to commence in FY20.

Property overview

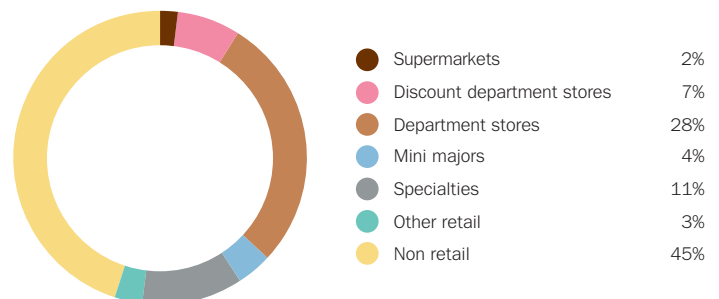
State	QLD
Centre type	City Centre
Ownership Interest (%)	25
Date acquired	1998
Centre first opened	1988
Latest redevelopment	2006
Valuation External/Internal	Internal
Valuation (\$m) ¹	780.0
Valuation date	Jun-18
Capitalisation rate (%)	5.50
Discount rate (%)	7.25

Property metrics

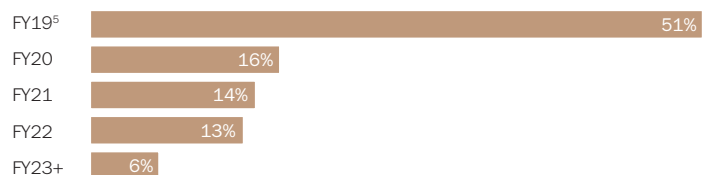
Gross lettable area (GLA)	63,708
Number of tenants	169
Major tenants ²	Coles, Event Cinemas, Myer, Target
Car spaces	1,450
Moving annual turnover (MAT) (\$m) ³	n.a.
MAT/sqm – Total (\$) ³	n.a.
MAT/sqm – Specialty (\$) ³	n.a.
Specialty occupancy cost (%) ^{3,4}	n.a.
Occupancy rate by GLA (%)	98.8
Weighted average lease expiry by GLA (years)	7.3
Green Star – Performance	2 Stars
NABERS Energy rating	3.0 Stars
NABERS Water rating	2.5 Stars

1 Expressed on 100% basis.
 2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
 3 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)



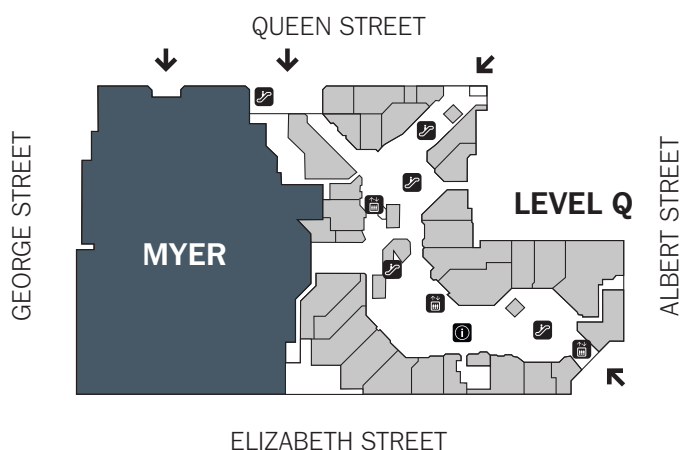
Specialty store lease expiry profile by income



LEVEL 4

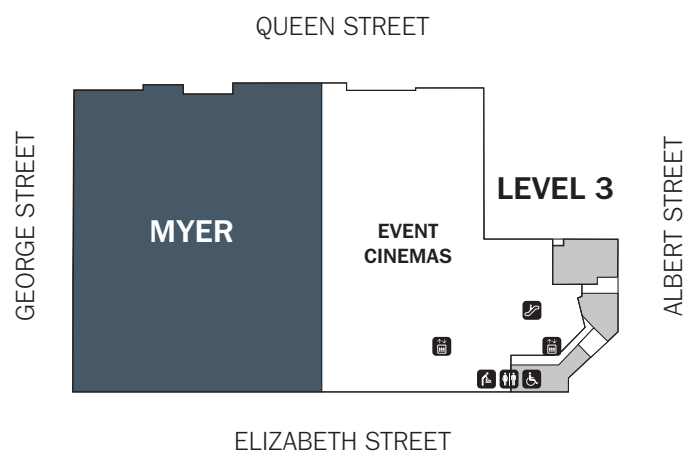


MYER



MYER

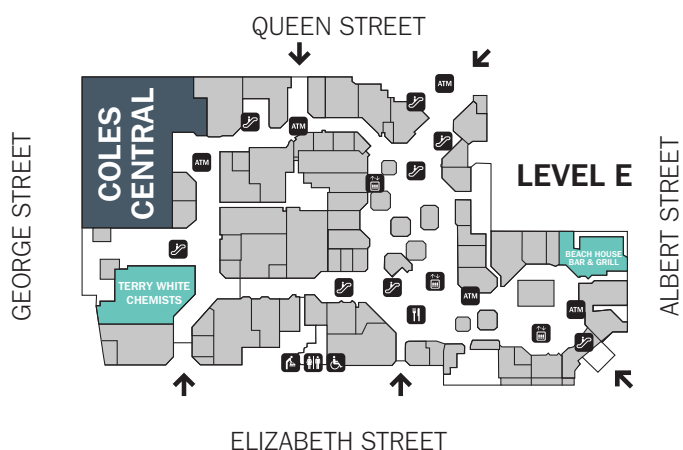
LEVEL Q



MYER

LEVEL 3

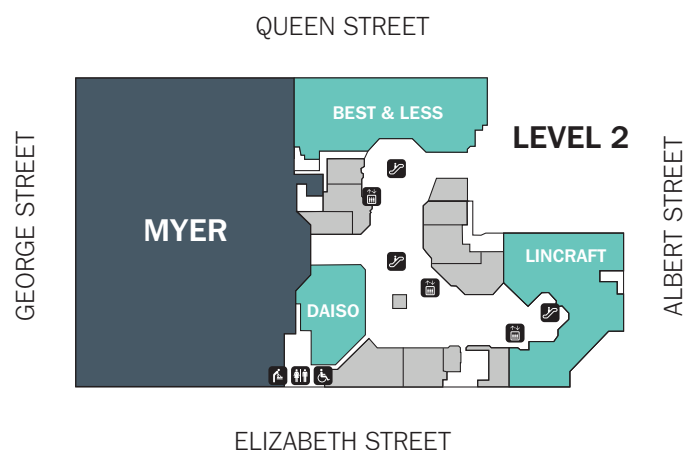
EVENT
CINEMAS



COLES
CENTRAL

TERRY WHITE
CHEMISTS

LEVEL E



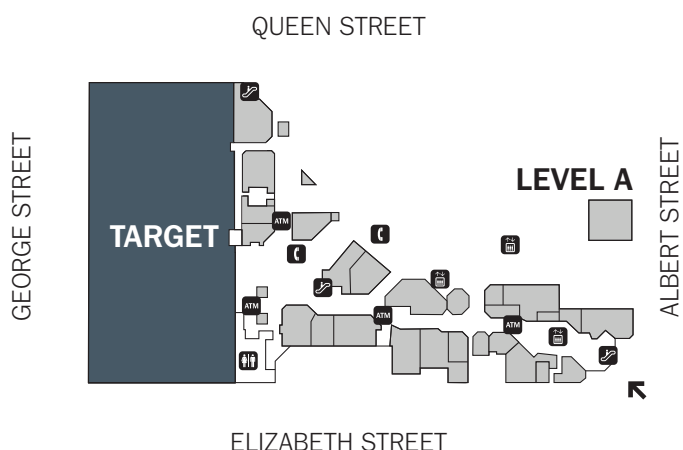
MYER

LEVEL 2

BEST & LESS

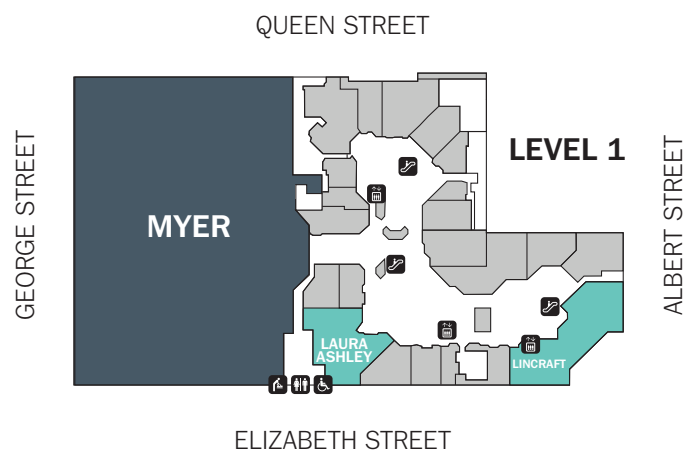
DAISO

LINCRAFT



TARGET

LEVEL A



MYER

LEVEL 1

LAURA
ASHLEY

LINCRAFT

- MAJORS
- MINI MAJORS
- SPECIALTIES
- ENTRANCES →