



# DFO Homebush

3-5 Underwood Road, Homebush NSW 2140  
[dfo.com.au/homebush](http://dfo.com.au/homebush)



DFO Homebush is a two level Outlet Centre located approximately 12 kilometres west of the Sydney CBD. The centre comprises more than 110 luxury, international and local outlet retailers including Armani Outlet, Bose, Burberry, Coach, Escada, Furla, Max Mara, Michael Kors, Polo Ralph Lauren and Salvatore Ferragamo. The centre also comprises a Homemaker Hub with more than 15 large format stores.

## Property overview

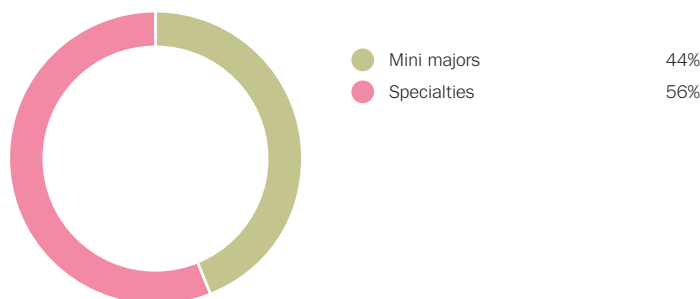
State	NSW
Centre type	Outlet Centres
Ownership Interest (%)	100
Date acquired	2010
Centre first opened	2002
Latest redevelopment	2014
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	466.0
Valuation date	Dec-17
Capitalisation rate (%)	5.50
Discount rate (%)	7.25

## Property metrics

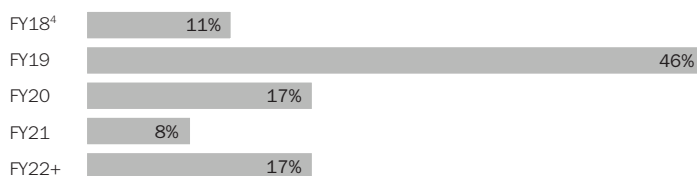
GLA (sqm)	29,701
Number of tenants	127
Major tenants <sup>2</sup>	-
Car spaces	2,020
Moving annual turnover (MAT) (\$m)	320.7
MAT/sqm – Total (\$)	10,861
MAT/sqm – Specialty (\$)	15,017
Specialty occupancy cost (%) <sup>3</sup>	9.6
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	1.9
Green Star – Performance	3 Stars
NABERS Energy rating	4.0 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 and supermarkets.  
 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



**LEVEL 1**

HOMEBUSH BAY DRIVE



**LEVEL 2**

HOMEBUSH BAY DRIVE



- MINI MAJORS
- SPECIALTIES
- ENTRANCES →