



DFO South Wharf

20 Convention Centre Place, South Wharf VIC 3006
dfo.com.au/south-wharf



DFO South Wharf is a two level Outlet Centre located on the south-western fringe of Melbourne's CBD, adjacent to Docklands. The centre comprises more than 175 outlet retailers including Armani Outlet, Michael Kors, Coach and Kate Spade and an exclusive collection of sporting and active apparel outlets. The adjoining Homemaker Hub comprises over 10 large format stores. A reconfiguration and food court upgrade was completed in March 2016.

Property overview

State	VIC
Centre type	Outlet Centres
Ownership Interest (%)	100
Date acquired*	2010
Centre first opened	2009
Latest redevelopment	2016
Valuation External/Internal	External
Valuation (\$m) ¹	598.0
Valuation date	Jun-17
Capitalisation rate (%)	6.00
Discount rate (%)	8.25

Property metrics

GLA (sqm)	56,262
Number of tenants	220
Major tenants ²	-
Car spaces	3,173
Moving annual turnover (MAT) (\$m)	396.4
MAT/sqm - Total (\$) ³	9,838
MAT/sqm - Specialty (\$) ³	9,727
Specialty occupancy cost (%) ^{3,4}	10.2
Occupancy rate by GLA (%) ³	100.0
Weighted average lease expiry by GLA (years)	3.2
Green Star - Performance	2 Stars

* 50% acquired in 2010, 25% acquired in 2014 and final 25% acquired in 2017.

¹ Expressed on 100% basis.

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

³ Excludes Homemaker retailers.

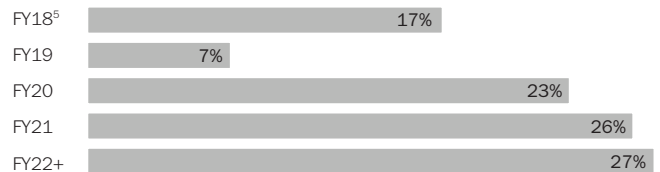
⁴ Includes marketing levy and based on GST inclusive turnover.

⁵ Includes holdovers.

Tenant mix by gross lettable area (GLA)



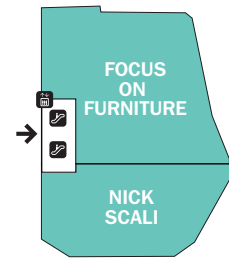
Specialty store lease expiry profile by income



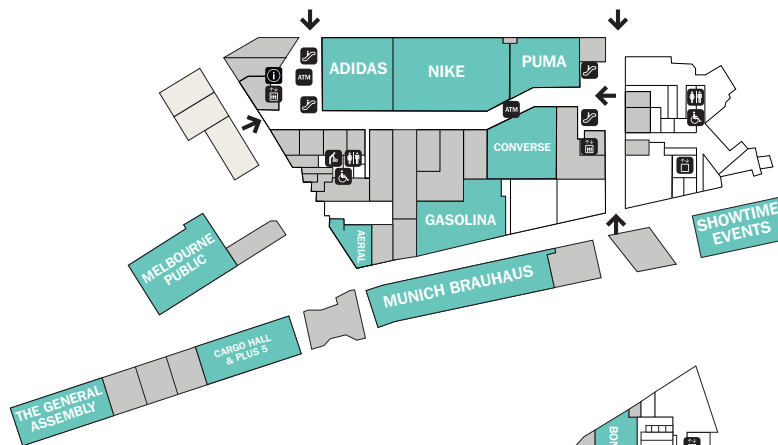
LEVEL ONE



GROUND FLOOR

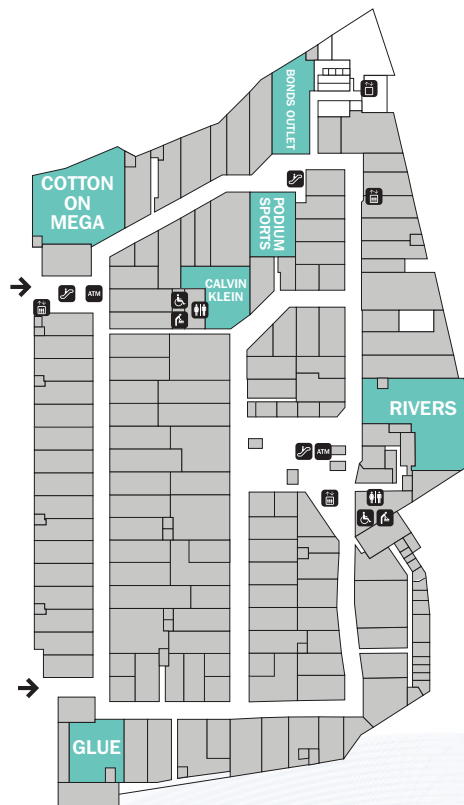


GROUND FLOOR



HOMEMAKER HUB

BASEMENT



- MINI MAJORS
- SPECIALTIES
- ENTRANCES →