



Emporium Melbourne

287 Lonsdale Street, Melbourne VIC 3000
emporiummelbourne.com.au



Emporium Melbourne is an eight level City Centre located in the Melbourne CBD. It is anchored by Top Shop and Uniqlo flagship stores and includes more than 210 international and specialty stores. The centre is an experience integrating fashion, culture and food.

Property overview

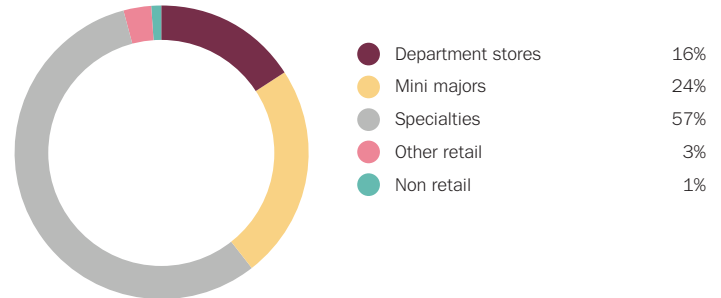
State	VIC
Centre type	City Centre
Ownership interest (%)	50
Date acquired	2007
Centre first opened	2014
Latest redevelopment	2014
Valuation (External) (\$m) ¹	1,140.0
Valuation date	Jun-16
Capitalisation rate (%)	4.75
Discount rate (%)	7.50

Property metrics

GLA (sqm)	45,341
Number of tenants	227
Major tenants ²	Myer
Car spaces	-
Moving annual turnover (MAT) (\$m)	466.2
MAT/sqm - Total (\$)	10,724
MAT/sqm - Specialty (\$)	13,568
Specialty occupancy cost (%) ³	17.1
Occupancy rate by GLA (%)	99.1
Weighted average lease expiry by GLA (years)	4.7
NABERS Water rating (stars)	1.0

1 Expressed on 100% basis.
 2 Classified in accordance with SCCA guidelines, typically includes supermarkets, department stores and discount department stores.
 3 Includes marketing levy and based on GST inclusive turnover.
 4 Includes holdovers.

Tenant mix by gross lettable area (GLA)



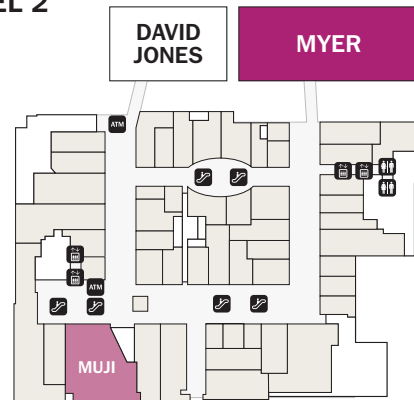
Specialty store lease expiry profile by income



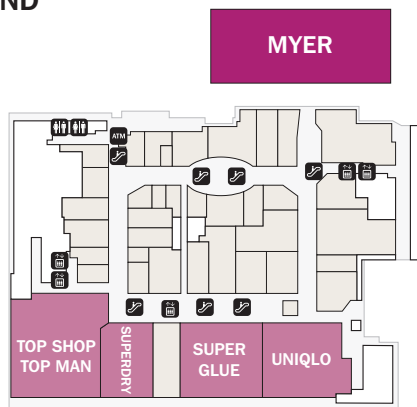
BASEMENT



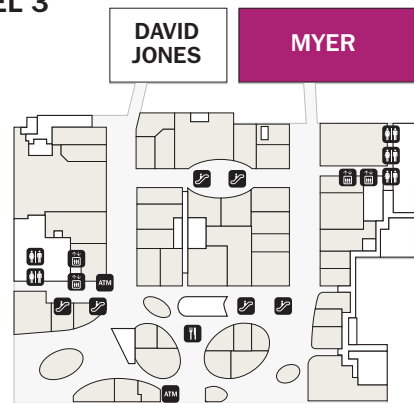
LEVEL 2



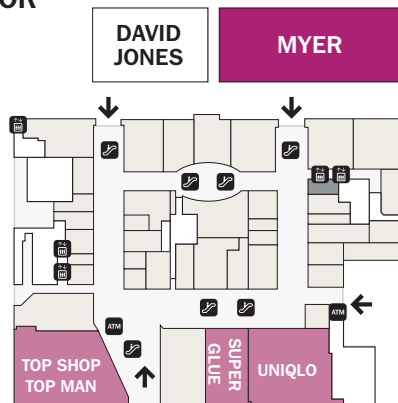
LOWER GROUND



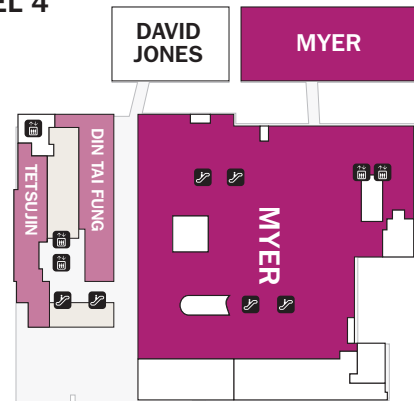
LEVEL 3



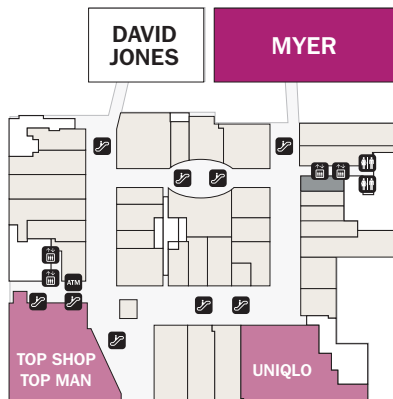
GROUND FLOOR



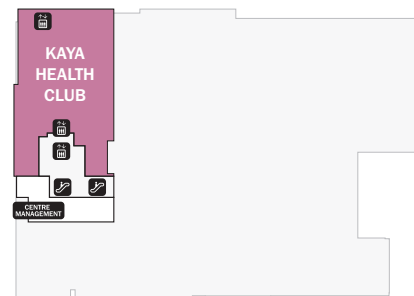
LEVEL 4



LEVEL 1



LEVEL 5



- MAJORS
- MINI MAJORS
- SPECIALTIES
- ENTRANCES →