



## 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 CBD. It is anchored by David Jones and Coles and includes more than 50 specialty stores. The centre features luxury retailers, including Chanel, Louis Vuitton, Salvatore Ferragamo, Burberry, Bvlgari, Paspaley Pearls and Tiffany & Co. QueensPlaza is currently undergoing a major remix to reinforce the centre as Queensland's leading CBD premium and luxury shopping destination.

### Property overview

State	QLD
Centre type	City Centre
Ownership Interest (%)	100
Date acquired	2001
Centre first opened	2005
Latest redevelopment	2008
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	774.0
Valuation date	Jun-18
Capitalisation rate (%)	4.75
Discount rate (%)	7.00

### Property metrics

Gross lettable area (GLA)	39,066
Number of tenants	59
Major tenants <sup>2</sup>	Coles, David Jones
Car spaces	600
Moving annual turnover (MAT) (\$m) <sup>3</sup>	n.a.
MAT/sqm – Total (\$) <sup>3</sup>	n.a.
MAT/sqm – Specialty (\$) <sup>3</sup>	n.a.
Specialty occupancy cost (%) <sup>3,4</sup>	n.a.
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	10.2
Green Star – Performance	3 Stars
NABERS Energy rating	3.0 Stars
NABERS Water rating	2.0 Stars

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

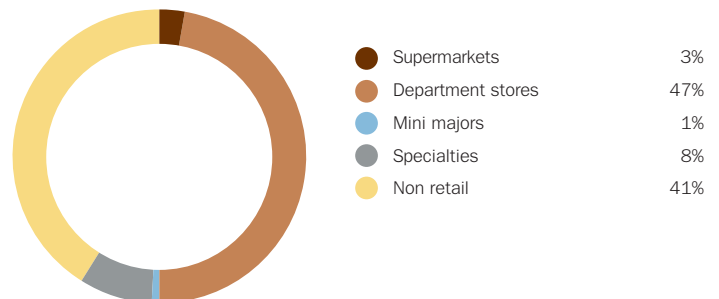
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Non-comparable for sales reporting purposes.

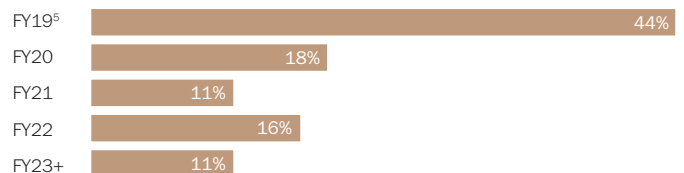
<sup>4</sup> Includes marketing levy and based on GST inclusive turnover.

<sup>5</sup> Includes holdovers.

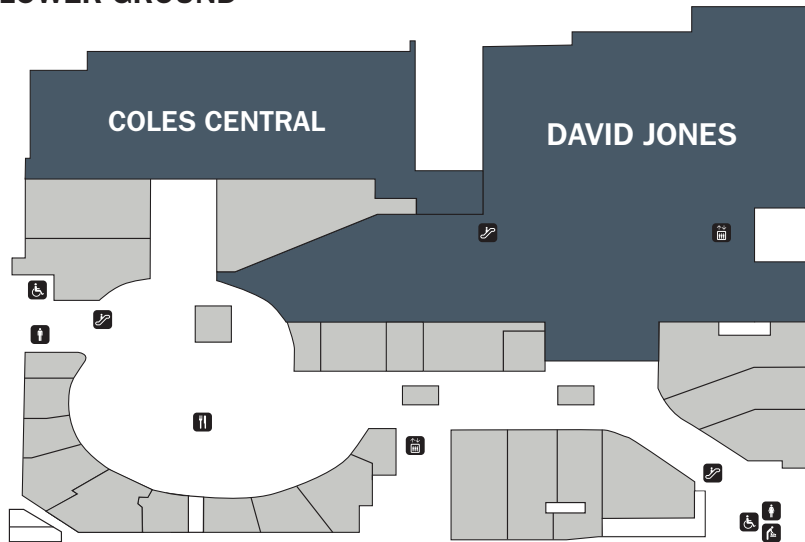
### Tenant mix by gross lettable area (GLA)



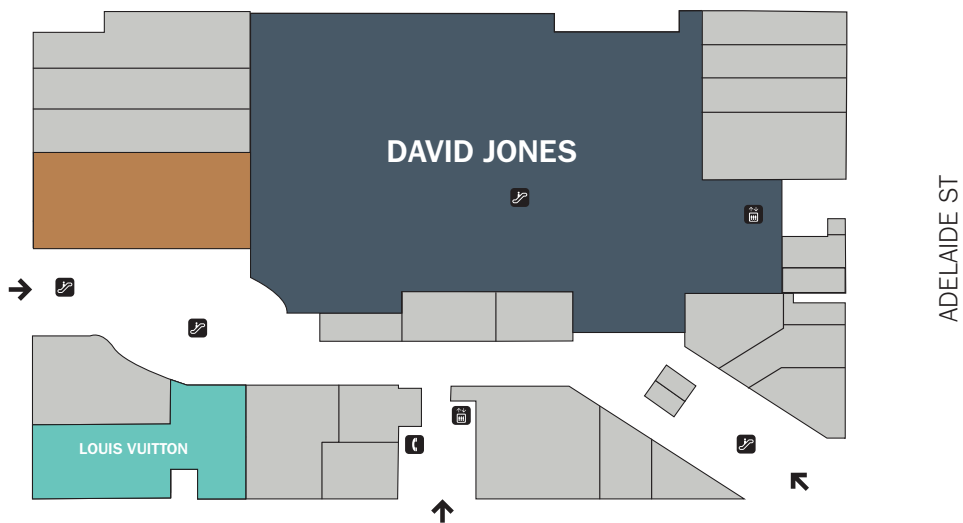
### Specialty store lease expiry profile by income



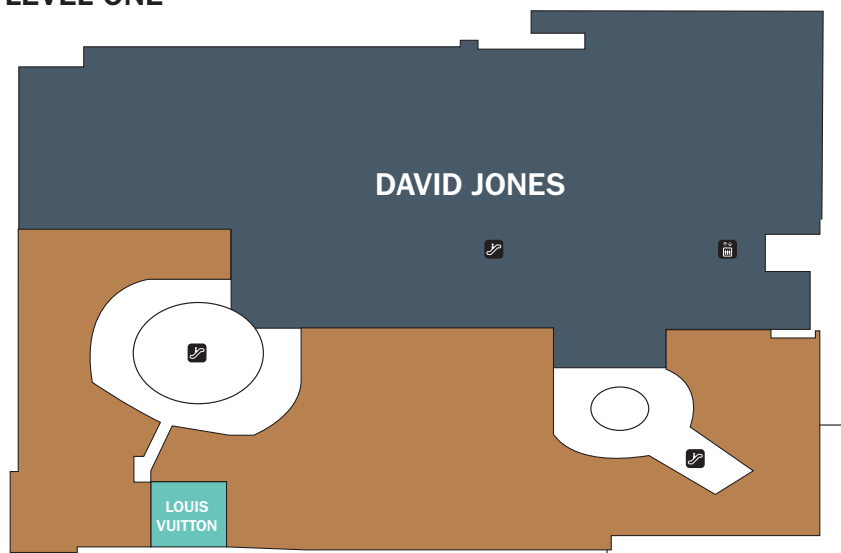
LOWER GROUND



GROUND LEVEL



LEVEL ONE



MAJORS
MINI MAJORS
SPECIALTIES
UNDER DEVELOPMENT
ENTRANCES →

EDWARD ST