



Northgate

PALAWA COUNTRY

387-393 Main Road, Glenorchy TAS 7010

northgatesc.com.au

Northgate is a single level Sub Regional shopping centre located approximately 9 kilometres north-west of the Hobart CBD. It is anchored by Coles and Woolworths, and more than 40 specialty stores, including TK Maxx.

Property overview

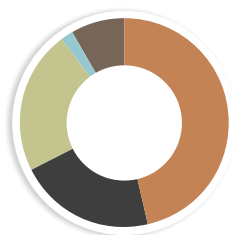
State	TAS
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2009
Centre first opened	1986
Latest redevelopment	2022
Valuation External/Internal	External
Valuation (\$m) ¹	N.P.
Valuation date	Jun-25
Capitalisation rate (%) ¹	N.P.
Discount rate (%) ¹	N.P.

- 1 Assets that are not included in Vicinity's premium asset portfolio and that are valued at less than \$125 million (Vicinity share) are not published (N.P.) for commercial reasons. Vicinity premium asset portfolio comprises Chadstone, Outlet Centres, CBD Centres and Lakeside Joondalup.
- 2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
- 3 Inclusive of marketing levy and based on GST inclusive sales.
- 4 Includes holdovers.

Property metrics

Gross lettable area (GLA) (sqm)	19,404
Number of tenants	60
Total Trade Area (000's)	107
Major tenants ²	Coles, Woolworths
Car spaces	843
Moving Annual Turnover (MAT) (\$m)	185.6
MAT/sqm - Total (\$)	10,872
MAT/sqm - Specialty (\$)	11,595
Specialty occupancy cost (%) ³	12.2
Occupancy rate by GLA (%)	99.2
Weighted average lease expiry by GLA (years)	6.2
Green Star Performance	4 Star
NABERS Energy rating	5 Star
NABERS Water rating	4.5 Star

Tenant mix by gross lettable area (GLA)

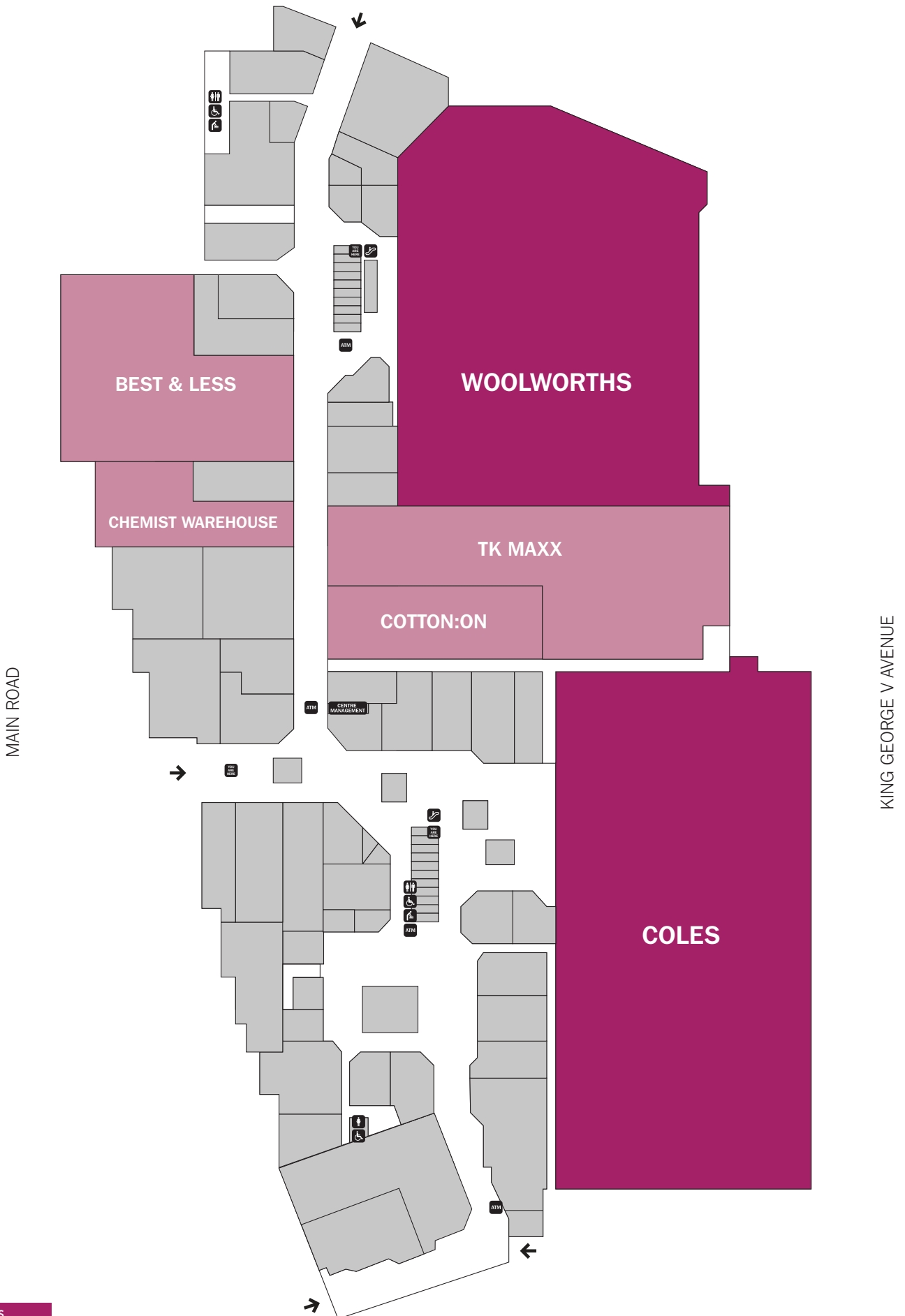


Supermarkets	46%
Mini majors	21%
Specialties	22%
Other retail	2%
Non retail	8%

Specialty store lease expiry profile by income

FY26 ⁴	24%
FY27	20%
FY28	8%
FY29	13%
FY30+	34%

KING GEORGE V AVENUE



- MAJORS
- MINI MAJORS
- SPECIALTIES
- ENTRANCES →