Northland

WURUNDJERI WOI WURRUNG COUNTRY

2-50 Murray Road, Preston VIC 3072

northlandsc.com.au

Northland is a two level Major Regional shopping centre located approximately 13 kilometres north-east of the Melbourne CBD. It is anchored by Myer, Kmart, Target, ALDI, Coles, Woolworths and HOYTS Cinemas and includes international retailers H&M, UNIQLO, Sephora, JD Sports, and more than 210 specialty stores. The centre is complemented by an outdoor entertainment and dining precinct and features facilities such as a 'Quiet Room' and Changing Places 'High Care Lounge'.

Property overview

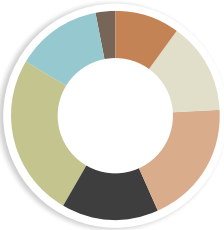
State	VIC
Centre type	Major Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Private investor – 50
Date acquired	1994
Centre first opened	1966
Latest redevelopment	2023
Valuation External/Internal	External
Valuation ($m)[1]	800.0
Valuation date	Jun-25
Capitalisation rate (%)	6.25
Discount rate (%)	7.00

Property metrics

Gross lettable area (GLA) (sqm)	98,218
Number of tenants	258
Total Trade Area (000's)	543
Major tenants[2]	ALDI, Coles, HOYTS Cinemas, Kmart, Myer, Target, Woolworths
Car spaces	4,512
Moving Annual Turnover (MAT) ($m)	704.6
MAT/sqm – Total ($)	7,521
MAT/sqm – Specialty ($)	10,547
Specialty occupancy cost (%)[3]	15.7
Occupancy rate by GLA (%)	99.9
Weighted average lease expiry by GLA (years)	4.7
Green Star Performance	4 Star
NABERS Energy rating	5 Star
NABERS Water rating	3.5 Star

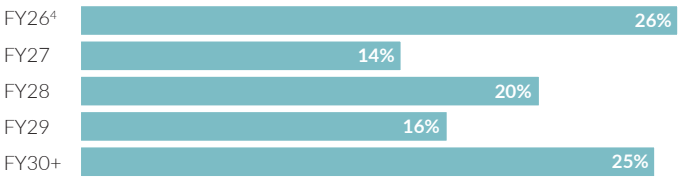
1 Expressed on 100% basis.
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
3 Inclusive of marketing levy and based on GST inclusive sales.
4 Includes holdovers.

Tenant mix by gross lettable area (GLA)



Supermarkets	10%
Discount department stores	14%
Department stores	19%
Mini majors	15%
Specialties	26%
Other retail	13%
Non retail	3%

Specialty store lease expiry profile by income



Northland

HANNAH STREET

MYER

HOYTS CINEMAS

HOYTS CINEMAS

PROFESSIONAL SUITES

LEVEL ONE

X-GOLF

HOYTS CINEMAS

CHEMIST WAREHOUSE AND MEDICAL CENTRE

COLES

WOOLWORTHS

ALDI

GROUND LEVEL

JUST RIPE

H&M

AMCAL

WOOD STREET

KMART

MYER

THE REJECT SHOP

CENTRE MANAGEMENT

MECCA

TARGET

JD SPORTS

UNIQLO

BEST & LESS

SPORTING GLOBE

DINING PRECINCT

REBEL

JB HI-FI

TIMEZONE

GOODLIFE HEALTH CLUB

BASEMENT

MYER

TK MAXX

CENTRE MANAGEMENT

MURRAY ROAD

MAJORS

MINI MAJORS

SPECIALTIES

ENTRANCES →

Floorplan as at 30 June 2025.