

Castle Plaza

KAURNA COUNTRY

992 South Road, Edwardstown SA 5039

castleplaza.com.au

Castle Plaza is a single level Sub Regional shopping centre located approximately 8 kilometres south-west of the Adelaide CBD. A local centre for everyday food, fashion and convenience, it is anchored by Target, Coles and Drakes and includes more than 50 specialty stores. The centre is home to one of the largest solar battery installations at a shopping centre in Australia.

Property overview

State	SA
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2002
Centre first opened	1987
Latest redevelopment	2024
Valuation External/Internal	Internal
Valuation (\$m) ¹	163.0
Valuation date	Jun-25
Capitalisation rate (%)	7.00
Discount rate (%)	7.75

1 Expressed on 100% basis.

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

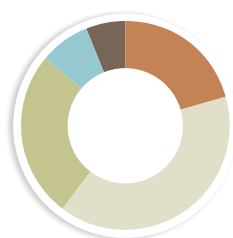
3 Inclusive of marketing levy and based on GST inclusive sales.

4 Includes holdovers.

Property metrics

Gross lettable area (GLA) (sqm)	22,759
Number of tenants	66
Total Trade Area (000's)	152
Major tenants ²	Coles, Drakes, Target
Car spaces	1,288
Moving Annual Turnover (MAT) (\$m)	178.8
MAT/sqm - Total (\$)	8,440
MAT/sqm - Specialty (\$)	9,846
Specialty occupancy cost (%) ³	13.4
Occupancy rate by GLA (%)	98.9
Weighted average lease expiry by GLA (years)	3.7
Green Star Performance	4 Star
NABERS Energy rating	6 Star
NABERS Water rating	3 Star

Tenant mix by gross lettable area (GLA)



Supermarkets	21%
Discount department stores	40%
Specialties	26%
Other retail	8%
Non retail	6%

Specialty store lease expiry profile by income

FY26 ⁴	27%
FY27	12%
FY28	18%
FY29	20%
FY30+	23%

