



DFO Perth

WHADJUK NOONGAR BOODJA COUNTRY

11 High Street, Perth Airport WA 6105

perth.dfo.com.au

DFO Perth is a single level Outlet Centre located approximately 13 kilometres east of the Perth CBD, in the Perth Airport precinct. The centre comprises more than 100 international and Australian outlet retailers including Adidas, Calvin Klein, Coach, GANT, Kate Spade, Michael Kors, Polo Ralph Lauren, Swarovski, Industrie and Tommy Hilfiger.

Property overview

| | |
|------------------------------|--|
| State | WA |
| Centre type | Outlet Centre |
| Ownership interest (%) | Vicinity Centres - 50 |
| Co-owner (%) | Perth Airport Development Group Investments P/L - 50 |
| Date acquired | 2016 |
| Centre first opened | 2018 |
| Latest redevelopment | N.A. |
| Valuation External/Internal | Internal |
| Valuation (\$m) ¹ | 288.0 |
| Valuation date | Jun-25 |
| Capitalisation rate (%) | 6.00 |
| Discount rate (%) | 7.50 |

¹ Expressed on 100% basis.

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

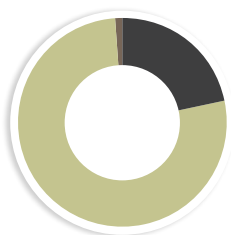
³ Inclusive of marketing levy and based on GST inclusive sales.

⁴ Includes holdovers.

Property metrics

| | |
|--|--------|
| Gross lettable area (GLA) (sqm) | 23,464 |
| Number of tenants | 113 |
| Total Trade Area (000's) | 1,960 |
| Major tenants ² | - |
| Car spaces | 1,621 |
| Moving Annual Turnover (MAT) (\$m) | 212.3 |
| MAT/sqm - Total (\$) | 9,481 |
| MAT/sqm - Specialty (\$) | 9,398 |
| Specialty occupancy cost (%) ³ | 11.3 |
| Occupancy rate by GLA (%) | 99.3 |
| Weighted average lease expiry by GLA (years) | 2.4 |
| Green Star Performance | 4 Star |
| NABERS Energy rating | 4 Star |
| NABERS Water rating | 3 Star |

Tenant mix by gross lettable area (GLA)



| | |
|-------------|-----|
| Mini majors | 21% |
| Specialties | 78% |
| Non retail | 1% |

Specialty store lease expiry profile by income

| | |
|-------------------|-----|
| FY26 ⁴ | 30% |
| FY27 | 12% |
| FY28 | 5% |
| FY29 | 37% |
| FY30+ | 16% |



MINI MAJORS
SPECIALTIES
ENTRANCES →