



Rockingham Centre

WHADJUK NOONGAR BOODJA AND BINJAREB COUNTRY

1 Council Avenue, Rockingham WA 6168

rockinghamcentre.com.au

Rockingham Centre is a single level Regional shopping centre located approximately 47 kilometres south-west of the Perth CBD, in the gateway to WA's growing south-west corridor. It is anchored by Kmart, Target, Coles, Woolworths and Ace Cinemas and includes more than 135 specialty stores. Rockingham Centre opens out to Syren Street, the premier alfresco dining and leisure precinct for the area.

Property overview

State	WA
Centre type	Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	IP Generation – 50
Date acquired	2002
Centre first opened	1971
Latest redevelopment	2009
Valuation External/Internal	External
Valuation (\$m) ¹	420.0
Valuation date	Jun-25
Capitalisation rate (%)	6.75
Discount rate (%)	7.75

Property metrics

Gross lettable area (GLA) (sqm)	62,064
Number of tenants	185
Total Trade Area (000's)	226
Major tenants ²	Ace Cinemas, Coles, Kmart, Target, Woolworths
Car spaces	3,020
Moving Annual Turnover (MAT) (\$m)	534.0
MAT/sqm – Total (\$)	9,725
MAT/sqm – Specialty (\$)	10,636
Specialty occupancy cost (%) ³	13.0
Occupancy rate by GLA (%)	97.6
Weighted average lease expiry by GLA (years)	3.7
Green Star Performance	4 Star
NABERS Energy rating	5 Star
NABERS Water rating	4 Star

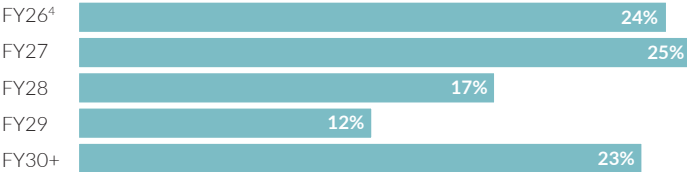
1 Expressed on 100% basis.
 2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
 3 Inclusive of marketing levy and based on GST inclusive sales.
 4 Includes holdovers.

Tenant mix by gross lettable area (GLA)



Supermarkets	13%
Discount department stores	21%
Mini majors	20%
Specialties	26%
Other retail	14%
Non retail	6%

Specialty store lease expiry profile by income



CHALGROVE AVENUE

COUNCIL AVENUE



- MAJORS
- MINI MAJORS
- SPECIALTIES
- ENTRANCES →