

Warriewood Square

GURINGAI COUNTRY

12 Jacksons Road, Warriewood NSW 2102

warriewoodsquare.com.au

Warriewood Square is a single level Sub Regional shopping centre located in Sydney's northern beaches, approximately 29 kilometres north-east of the Sydney CBD. The centre is anchored by Kmart, ALDI, Coles and Woolworths and includes more than 85 specialty stores.

Property overview

State	NSW
Centre type	Sub Regional
Ownership interest (%)	Vicinity Centres - 50
Co-owner (%)	JY Group - 50
Date acquired	1996
Centre first opened	1980
Latest redevelopment	2016
Valuation External/Internal	External
Valuation (\$m) ¹	274.0
Valuation date	Jun-25
Capitalisation rate (%)	6.00
Discount rate (%)	7.00

1 Expressed on 100% basis.

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

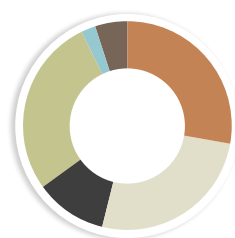
3 Inclusive of marketing levy and based on GST inclusive sales.

4 Includes holdovers.

Property metrics

Gross lettable area (GLA) (sqm)	30,325
Number of tenants	106
Total Trade Area (000's)	96
Major tenants ²	ALDI, Coles, Kmart, Woolworths
Car spaces	1,437
Moving Annual Turnover (MAT) (\$m)	257.4
MAT/sqm - Total (\$)	9,098
MAT/sqm - Specialty (\$)	9,665
Specialty occupancy cost (%) ³	16.7
Occupancy rate by GLA (%)	99.6
Weighted average lease expiry by GLA (years)	6.7
Green Star Performance	4 Star
NABERS Energy rating	3.5 Star
NABERS Water rating	3 Star

Tenant mix by gross lettable area (GLA)



Supermarkets	28%
Discount department stores	26%
Mini majors	11%
Specialties	28%
Other retail	2%
Non retail	4%

Specialty store lease expiry profile by income

FY26 ⁴	31%
FY27	27%
FY28	13%
FY29	9%
FY30+	20%



- MAJORS
- MINI MAJORS
- SPECIALTIES
- ENTRANCES →