



# DFO Essendon

100 Bulla Road, Essendon Fields VIC 3041  
[essendon.dfo.com.au](http://essendon.dfo.com.au)

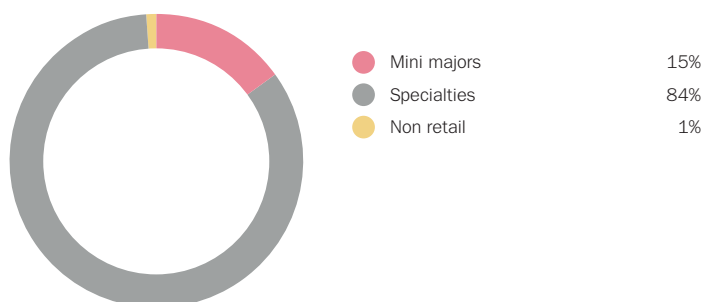


DFO Essendon is a single level Outlet Centre located approximately 14 kilometres north of the Melbourne CBD. The centre comprises more than 100 outlet retailers including Coach, Furla, Hugo Boss, Polo Ralph Lauren, Salvatore Ferragamo and Ted Baker. The adjacent Homemaker Hub comprises over 20 large format stores.

## Property overview

State	VIC
Centre type	Outlet Centre
Ownership interest (%)	100
Date acquired	2010
Centre first opened	2005
Latest redevelopment	2006
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	162.0
Valuation date	Dec-20
Capitalisation rate (%)	6.75
Discount rate (%)	7.00

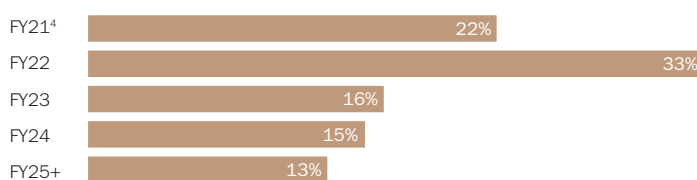
## Tenant mix by gross lettable area (GLA)



## Property metrics

Gross lettable area (GLA) (sqm)	52,489
Number of tenants	135
Total Trade Area (000's)	1,853
Major tenants <sup>2</sup>	-
Car spaces	2,075
Occupancy rate by GLA (%) <sup>3</sup>	96.2
Weighted average lease expiry by GLA (years)	1.6
Green Star – Performance	4 Stars
NABERS Energy rating	4.5 Stars
NABERS Water rating	5 Stars

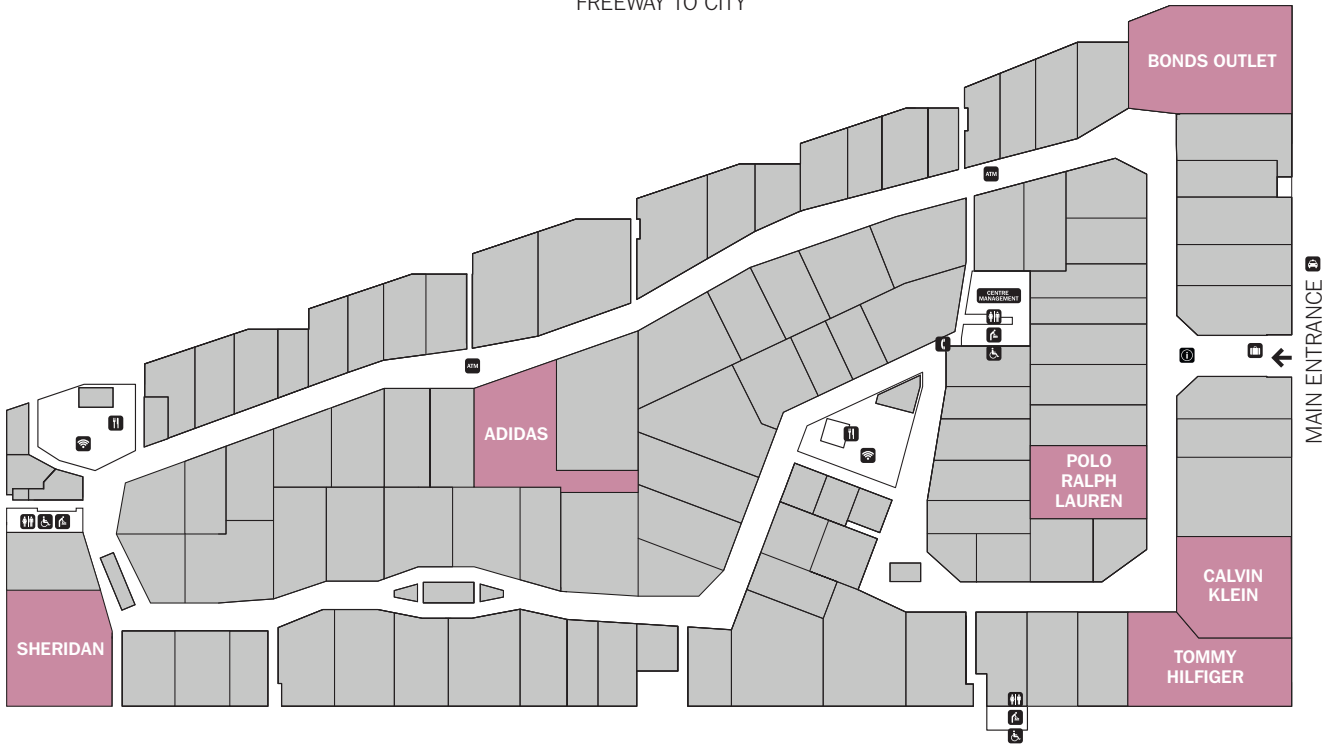
## Specialty store lease expiry profile by income



Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

- Expressed on 100% basis.
- Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
- Occupancy data excludes Homemaker retailers.
- Includes holdovers.

FREEWAY TO CITY



PERIMETER ROAD

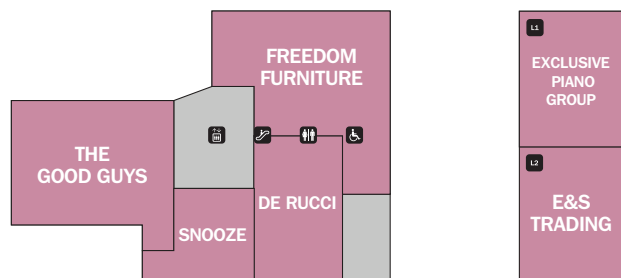


FREEWAY TO CITY

**HOMEMAKER HUB**



**LEVEL ONE**



- MINI MAJORS
- SPECIALTIES
- ENTRANCES →