



# DFO South Wharf

20 Convention Centre Place, South Wharf VIC 3006  
[south-wharf.dfo.com.au](http://south-wharf.dfo.com.au)

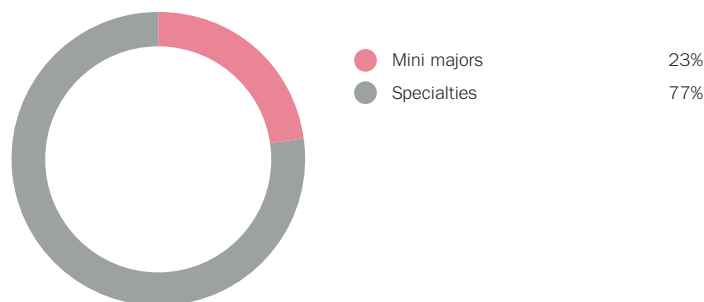


DFO South Wharf is a multi-level Outlet Centre located on the Yarra River close to Docklands on the south-western fringe of Melbourne's CBD. The centre comprises more than 140 outlet retailers including Armani Outlet, Coach, Tommy Hilfiger and Michael Kors and an exclusive collection of sporting and active apparel outlets. With the adjoining Homemaker Hub comprising more than 15 large format stores, and the South Wharf Promenade including over 15 restaurants, bars and cafes, DFO South Wharf is a retail and dining destination for Melbourne residents and tourists.

## Property overview

State	VIC
Centre type	Outlet Centre
Ownership interest (%)	100
Date acquired*	2010
Centre first opened	2009
Latest redevelopment	2016
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	612.0
Valuation date	Dec-20
Capitalisation rate (%)	5.75
Discount rate (%)	7.00

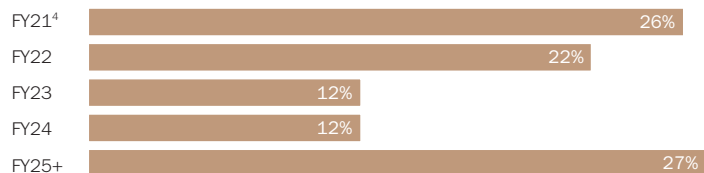
## Tenant mix by gross lettable area (GLA)



## Property metrics

Gross lettable area (GLA) (sqm)	55,744
Number of tenants	191
Total Trade Area (000's)	2,929
Major tenants <sup>2</sup>	-
Car spaces	3,104
Occupancy rate by GLA (%) <sup>3</sup>	94.4
Weighted average lease expiry by GLA (years)	2.0
Green Star – Performance	3 Stars
NABERS Energy rating	2.5 Stars
NABERS Water rating	3 Stars

## Specialty store lease expiry profile by income



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

\* Acquired 50% in 2010; acquired 25% in 2014 and acquired 25% in 2017.

<sup>1</sup> Expressed on 100% basis.

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

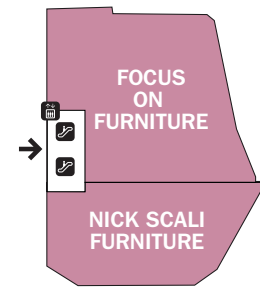
<sup>3</sup> Occupancy data excludes Homemaker retailers.

<sup>4</sup> Includes holdovers.

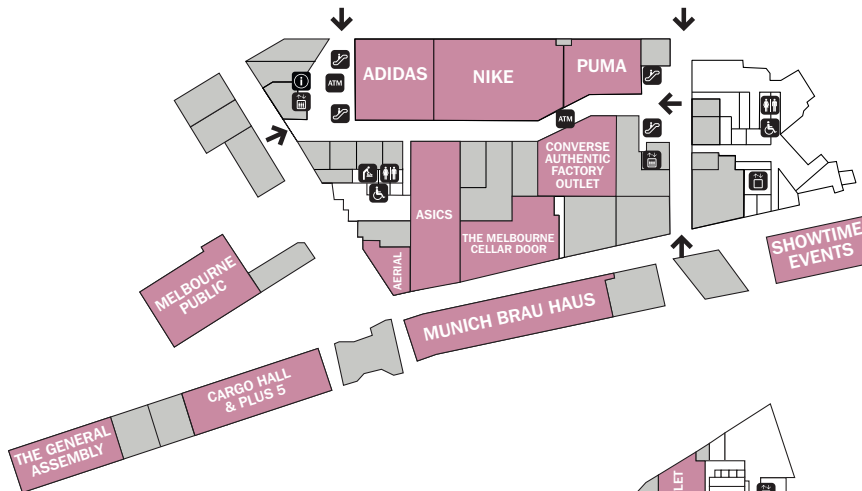
**LEVEL ONE**



**GROUND FLOOR**

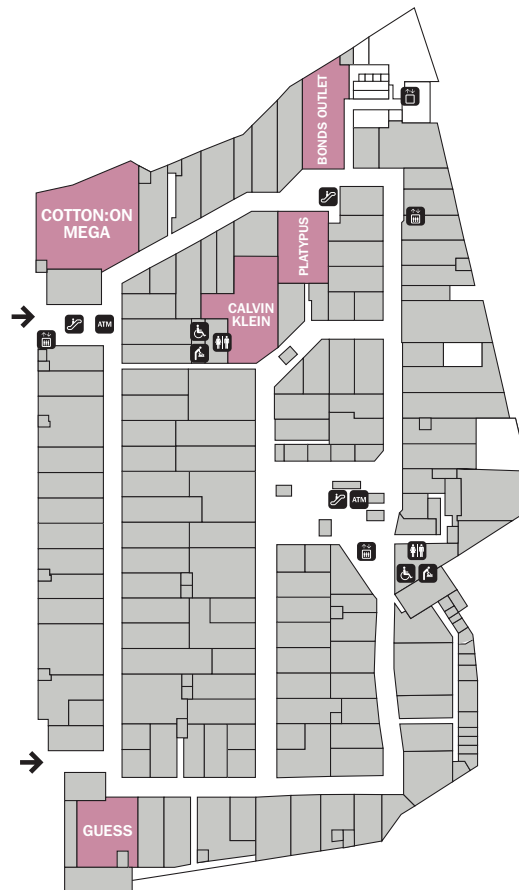


**GROUND FLOOR**



**HOMEMAKER HUB**

**BASEMENT**



- MINI MAJORS
- SPECIALTIES
- ENTRANCES →