



Emporium Melbourne

287 Lonsdale Street, Melbourne VIC 3000
emporiummelbourne.com.au



Emporium Melbourne is a seven level City Centre located in the heart of Melbourne. Opened in 2014, Emporium Melbourne evolved a beautiful heritage building to the epicentre of Melbourne CBD retail. Emporium Melbourne is home to quality dining, one of the largest Australian designer precincts, more than 160 international and specialty stores, a flagship UNIQLO and FORTRESS – Australia's first E-Sports venue.

Property overview

State	VIC
Centre type	City Centre
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	GIC – 50
Date acquired	2007
Centre first opened	2014
Latest redevelopment	n.a.
Valuation External/Internal	External
Valuation (\$m) ¹	1,085.0
Valuation date	Dec-20
Capitalisation rate (%)	4.75
Discount rate (%)	6.50

Property metrics

Gross lettable area (GLA) (sqm)	44,809
Number of tenants	176
Total Trade Area (000's)	2,999
Major tenants ²	–
Car spaces	–
Occupancy rate by GLA (%) ³	n.a.
Weighted average lease expiry by GLA (years)	3.3
Green Star – Performance	3 Stars
NABERS Energy rating	n.a.
NABERS Water rating	n.a.

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

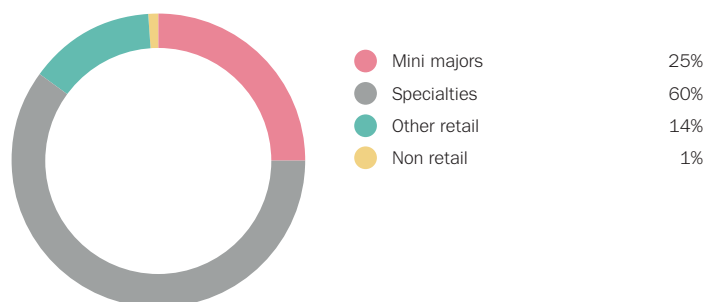
¹ Expressed on 100% basis.

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

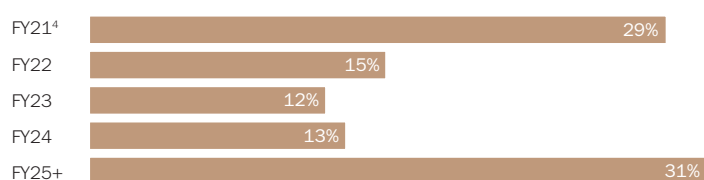
³ Occupancy rate non-comparable for reporting purposes.

⁴ Includes holdovers.

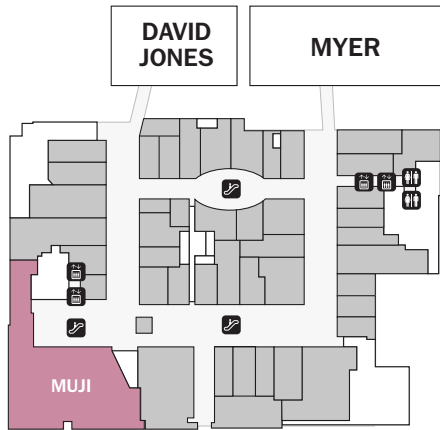
Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income



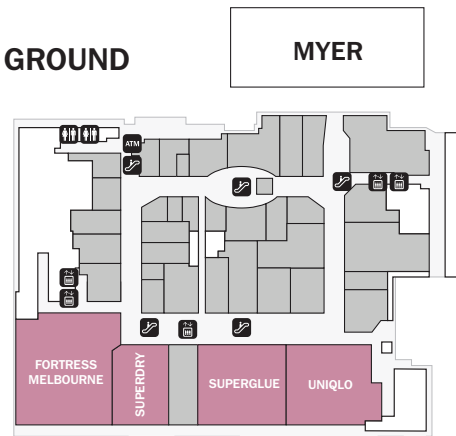
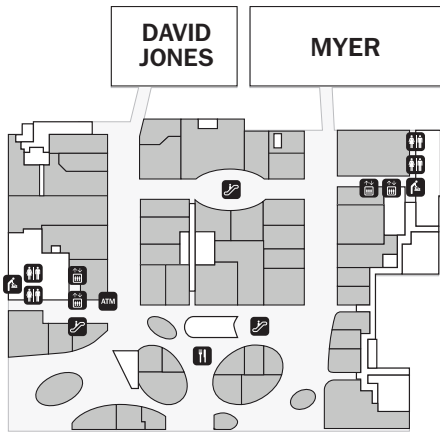
LEVEL 2



BASEMENT

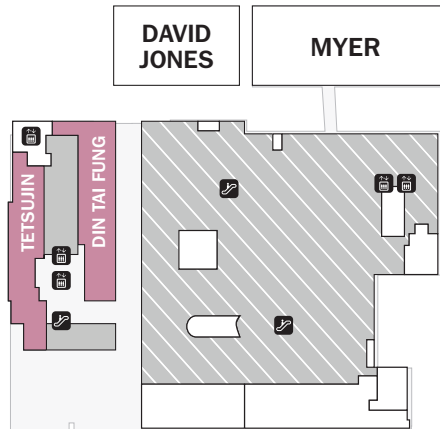
LOWER GROUND

LEVEL 3

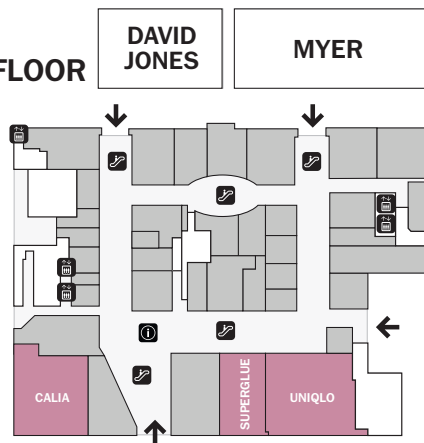


CALEDONIAN LANE

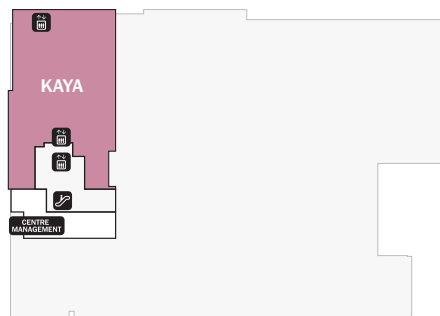
LEVEL 4



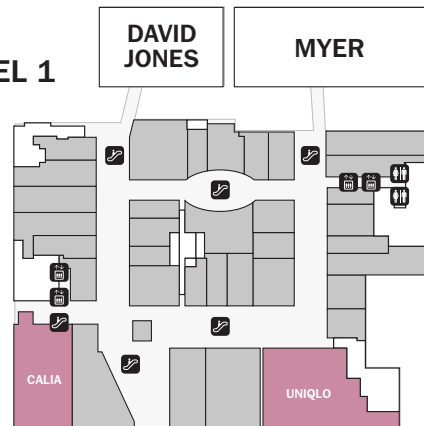
GROUND FLOOR



LEVEL 5



LEVEL 1



MINI MAJORS

SPECIALTIES

UNDER DEVELOPMENT

ENTRANCES →