



Galleria

Corner Collier and Walter Roads, Morley WA 6062
galleriashoppingcentre.com.au



Galleria is a two level Major Regional shopping centre located approximately 9 kilometres north-east of the Perth CBD. It is anchored by Myer, Kmart, Target, ALDI, Coles, Woolworths and Greater Union and includes more than 135 specialty stores.

Property overview

State	WA
Centre type	Major Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Perron Investments Pty Ltd – 50
Date acquired	2003
Centre first opened	1994
Latest redevelopment	2008
Valuation External/Internal	External
Valuation (\$m) ¹	485.0
Valuation date	Dec-20
Capitalisation rate (%)	6.00
Discount rate (%)	6.75

Property metrics

Gross lettable area (GLA) (sqm)	81,390
Number of tenants	172
Total Trade Area (000's)	370
Major tenants ²	ALDI, Coles, Greater Union, Kmart, Myer, Target, Woolworths
Car spaces	3,999
Occupancy rate by GLA (%)	95.6
Weighted average lease expiry by GLA (years)	4.5
Green Star – Performance	4 Stars
NABERS Energy rating	4.5 Stars
NABERS Water rating	4 Stars

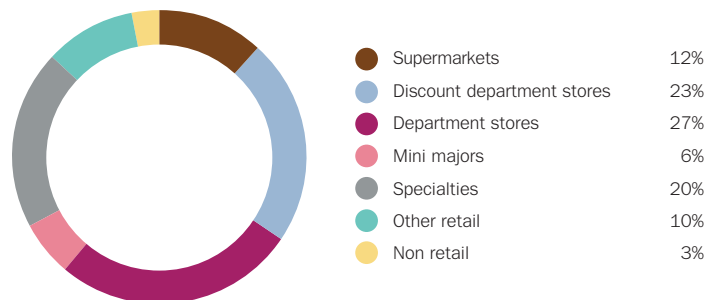
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

¹ Expressed on 100% basis.

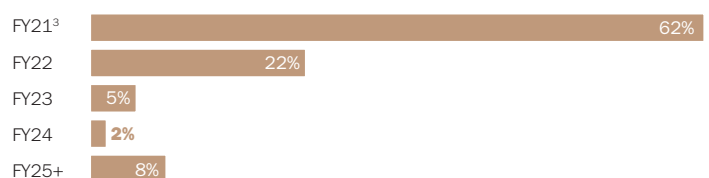
² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

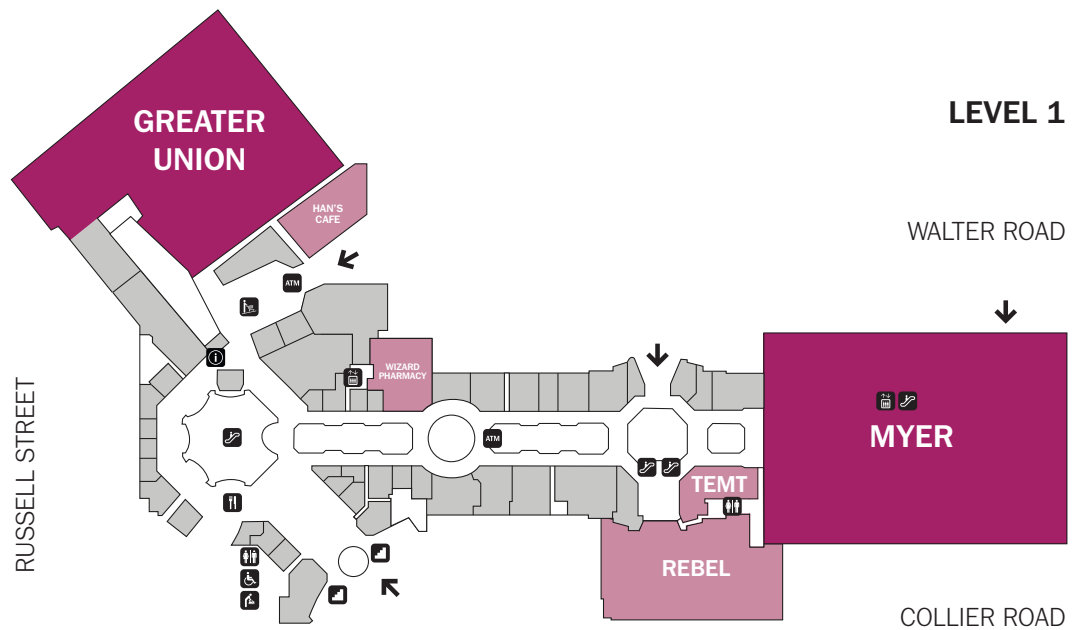
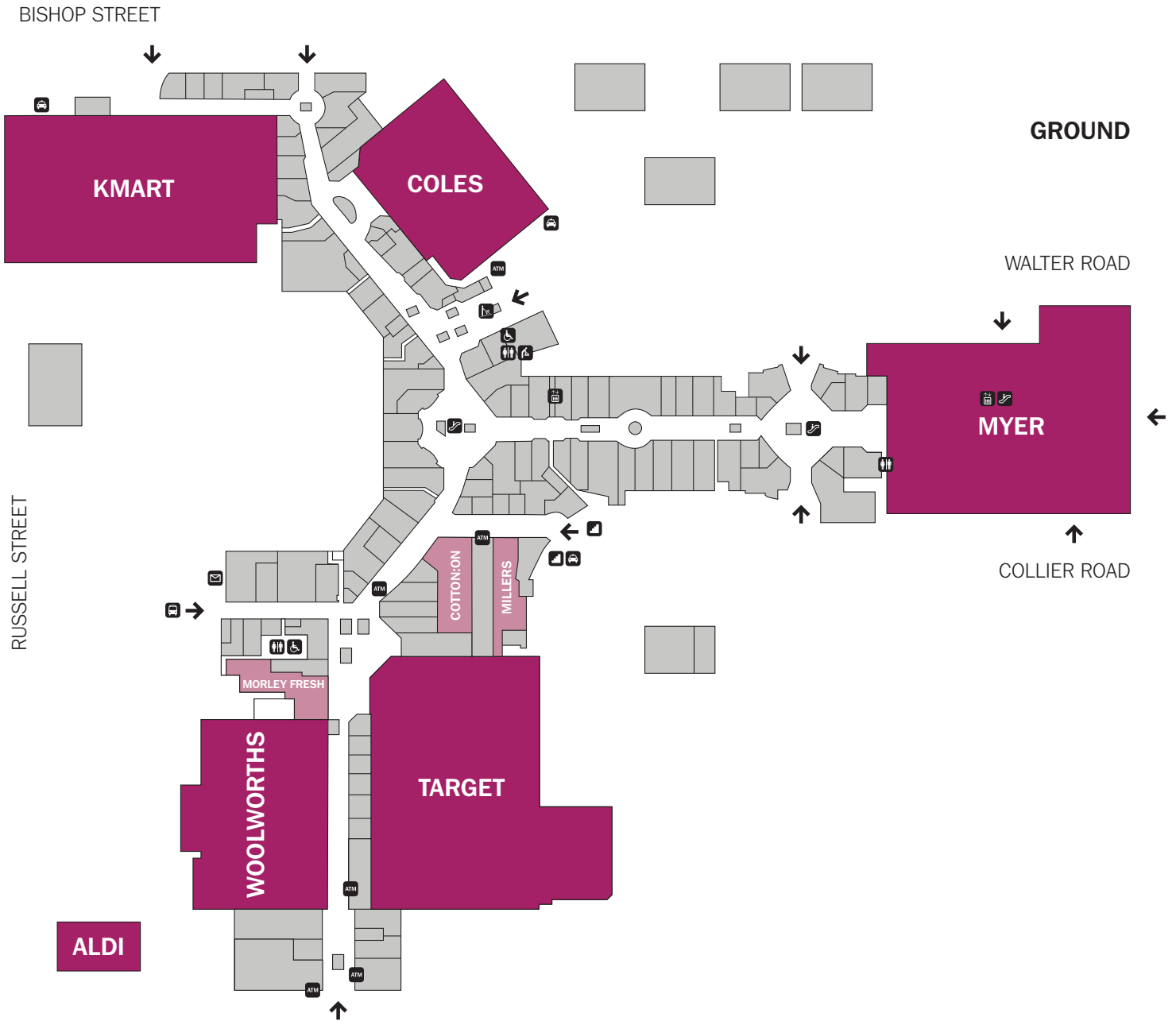
³ Includes holdovers.

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





- MAJORS
- MINI MAJORS
- SPECIALTIES
- ENTRANCES →