



# The Myer Centre Brisbane

91 Queen Street, Brisbane QLD 4000  
[themycentre.com.au](http://themycentre.com.au)



The Myer Centre Brisbane is a six level City Centre located in the heart of Brisbane's CBD on Queen Street Mall. This CBD retail destination is anchored by Myer, Target, Coles Central and Event Cinemas and includes more than 125 speciality stores.

## Property overview

State	QLD
Centre type	City Centre
Ownership interest (%)	Vicinity Centres – 25
Co-owner (%)	ISPT Core Fund – 75
Date acquired*	1998
Centre first opened	1988
Latest redevelopment	2006
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	505.0
Valuation date	Dec-20
Capitalisation rate (%)	5.75
Discount rate (%)	6.75

## Property metrics

Gross lettable area (GLA) (sqm)	63,219
Number of tenants	149
Total Trade Area (000's)	1,296
Major tenants <sup>2</sup>	Coles Central, Event Cinemas, Myer, Target
Car spaces	1,450
Occupancy rate by GLA (%) <sup>3</sup>	n.a.
Weighted average lease expiry by GLA (years)	5.3
Green Star – Performance	3 Stars
NABERS Energy rating	3.5 Stars
NABERS Water rating	3 Stars

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

\* Acquired 100% in 1998, divested 50% in 2002 and divested a further 25% in 2006.

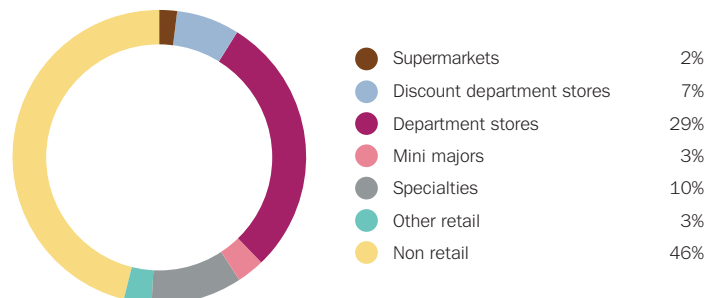
<sup>1</sup> Expressed on 100% basis.

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

<sup>3</sup> Occupancy rate non-comparable for reporting purposes.

<sup>4</sup> Includes holdovers.

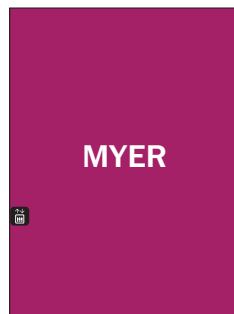
## Tenant mix by gross lettable area (GLA)



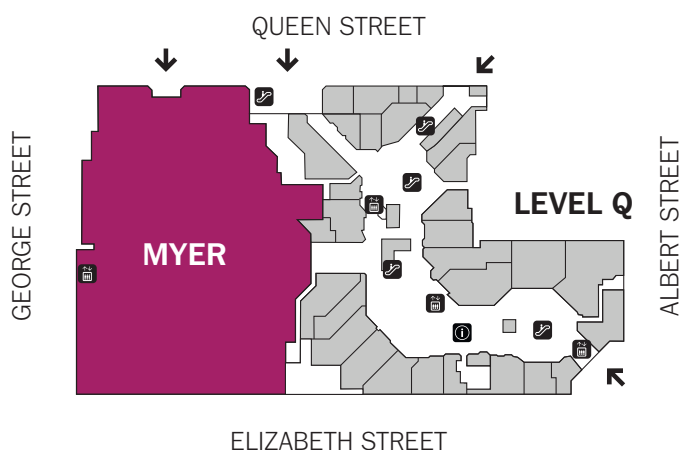
## Specialty store lease expiry profile by income



LEVEL 4

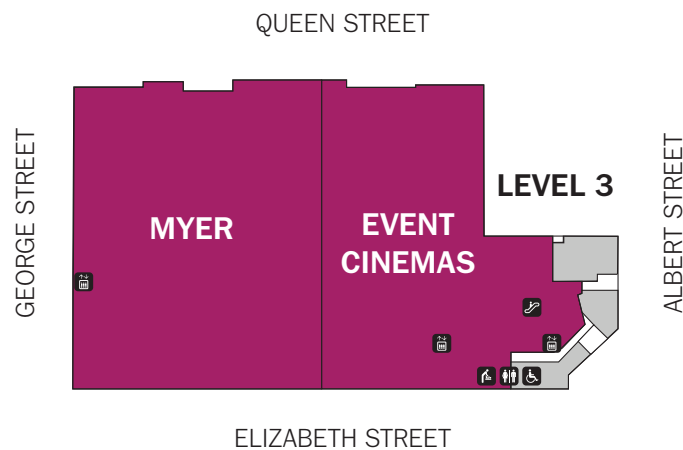


MYER



MYER

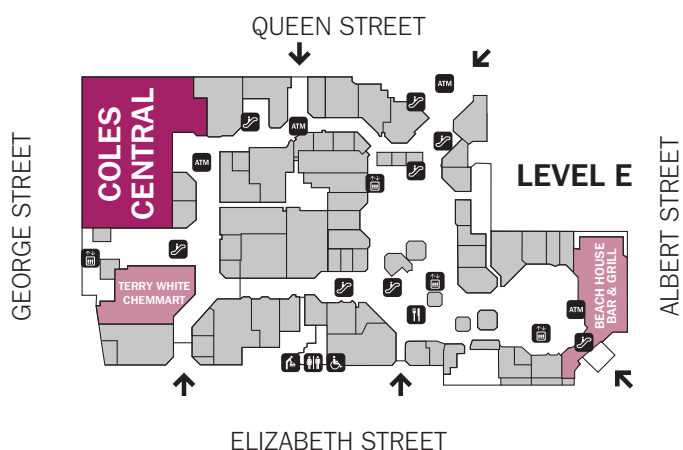
LEVEL Q



MYER

EVENT  
CINEMAS

LEVEL 3

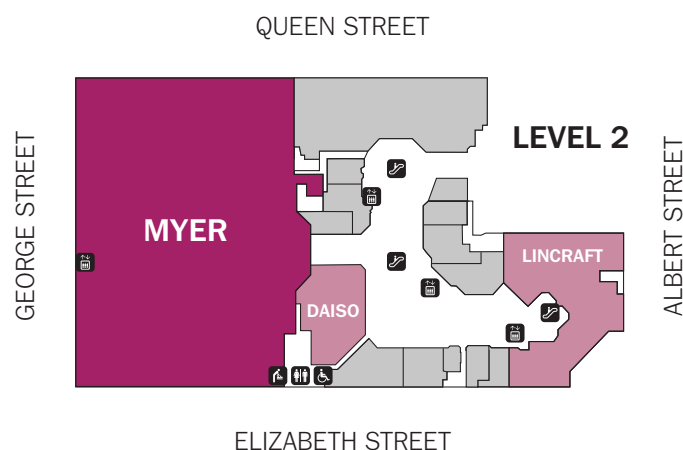


COLES  
CENTRAL

TERRY WHITE  
CHEMMART

LEVEL E

BEACH HOUSE  
BAR & GRILL

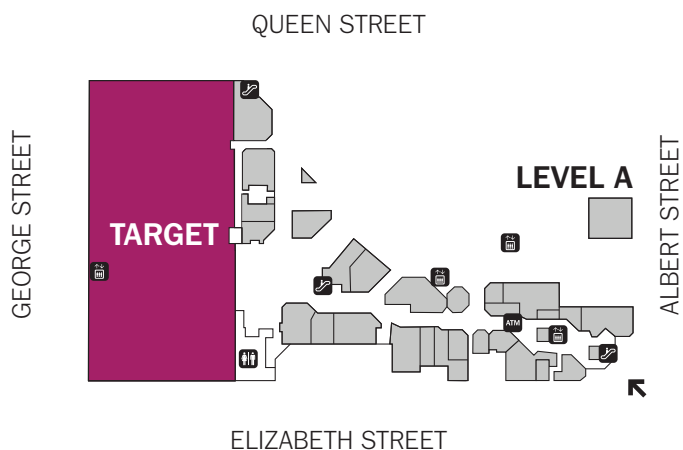


MYER

DAISO

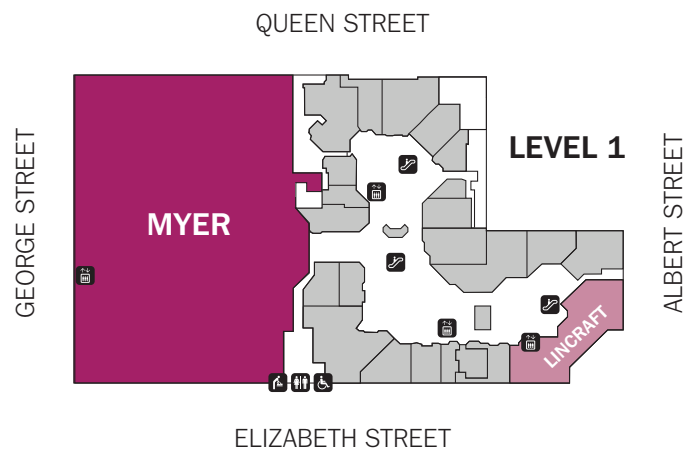
LEVEL 2

LINCRAFT



TARGET

LEVEL A



MYER

LEVEL 1

LINCRAFT

- MAJORS
- MINI MAJORS
- SPECIALTIES
- ENTRANCES →