

EMPORIUM MELBOURNE

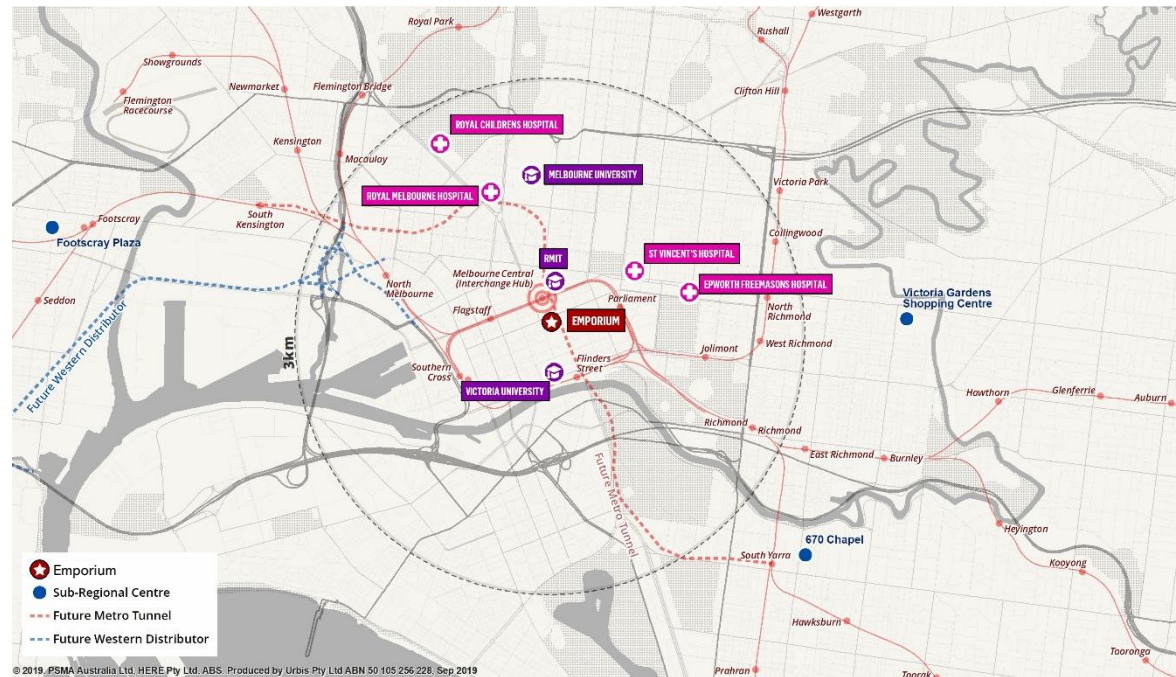


EMPORIUM MELBOURNE

Centre Context

- Emporium Melbourne is a popular city centre shopping destination located at the heart of the Melbourne CBD.
- The centre is housed in an iconic heritage building and includes more than 195 specialty stores and a flagship Uniqlo store. It has a total retail GLA of around 45,200 sq.m.
- Conveniently serviced by the Melbourne Central train station and being within a pedestrian friendly environment, the centre generates a huge amount of foot traffic from both shoppers as well as other visitors.

A Popular Destination in Melbourne CBD



© 2019, PSMA Australia Ltd, HERE Pty Ltd, ABS. Produced by Urbis Pty Ltd ABN 50 105 256 228, Sep 2019



990 FTE* jobs
Currently at the Centre

* FTE = Full-time Equivalent
Source: Vicinity, Urbis



EMPORIUM MELBOURNE COMMERCIAL OFFER

Caledonian Lane Office

Boutique commercial office development towards the Caledonian Lane side of the centre, comprising around 3,750 sq.m of proposed office space.



\$15 m

Total Construction Cost*



Commercial Office

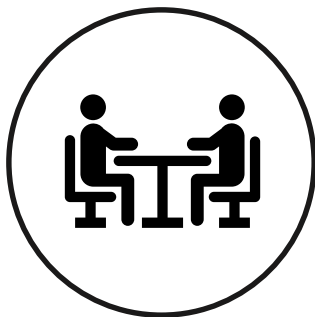
3,750 sq.m



Project Timeframe:
Oct 2020-Dec 2022

Roof & Birdcage

Roof and Birdcage coworking space of around 10,000 sq.m to be delivered via three stages of development between June 2020 and June 2022, catering for the growing demand for flexible work space from small/individual businesses as well as start-ups.



\$38 m

Total Construction Cost*



Coworking

Phase 1: **4,000 sq.m**

Phase 2: **2,800 sq.m**

Phase 3: **3,200 sq.m**



Project Timeframe:
Jun 2020-Jun 2022

* Constant 2019 dollar excluding GST
Source: REMPLAN; Vicinity; Urbis

CALEDONIAN LANE OFFICE DEVELOPMENT BENEFITS

Project Timeframe: Oct 2020-Dec 2022

Construction Phase Benefits



On average **41 FTE direct & indirect jobs** are likely to be created on an annualised basis during construction.

Total direct and indirect Gross Value-Added to the State economy is estimated at **\$12.6 million** in constant 2019 dollars during construction, or close to **\$6 million** on average per annum.

Annual Average FTE* Jobs



16

Direct FTE* Jobs



25

Indirect FTE* Jobs

Avg. FTE jobs per year during construction

Annual Average Gross Value Added



\$2 m

Direct GVA*



\$4 m

Direct GVA*

Avg. annual GVA to the Victorian economy

Operation Phase Benefits



Around **305 additional FTE jobs in total** are likely to be supported at capacity on an ongoing basis during operation.

These jobs are equivalent to around **\$43 million** of direct and indirect GVA per annum derived from the economic activities on site.

Total Ongoing FTE* Jobs



+187

Direct FTE* Jobs



+118

Indirect FTE* Jobs

Total ongoing FTE jobs at capacity during operation

Total Ongoing Gross Value Added



\$24 m

Direct GVA*



\$19 m

Direct GVA*

Avg. annual GVA at capacity during operation

* FTE = Full-Time Equivalent, GVA = Gross Value Added
Source: REMPLAN; Vicinity; Urbis