

---

# Property & Lease Portfolio Summary

Project Kingfisher - Target Co Pty Ltd

**Date:** January 2026

**Project Code:** WES-PKF-PROP-001

**Prepared by:** Cushman & Wakefield

**Lead Advisor:** Simon Grieve

STRICTLY PRIVATE & CONFIDENTIAL

This document has been prepared solely for the use of authorised parties in connection with Project Kingfisher.

## 1. Portfolio Overview

Target Co Pty Ltd operates from 192 premises comprising 187 retail stores, 2 distribution centres, 1 head office, and 2 sourcing offices (Vietnam, Indonesia). All Australian premises are held under operating leases. This report provides a summary analysis of the lease portfolio with a focus on key commercial terms, expiry profile, and rental reversion risk.

### 1.1 Portfolio by State

State	Stores	Avg Size (sqm)	Total GLA (sqm)	Avg Rent (\$/sqm)	Total Rent (\$m p.a.)
NSW	52	620	32,240	\$685	\$22.1
VIC	48	590	28,320	\$620	\$17.6
QLD	35	640	22,400	\$540	\$12.1
WA	22	610	13,420	\$580	\$7.8
SA	15	550	8,250	\$490	\$4.0
TAS	8	480	3,840	\$420	\$1.6
ACT	5	570	2,850	\$650	\$1.9
NT	2	510	1,020	\$510	\$0.5
Total	187	606 (avg)	112,340	\$604 (avg)	\$67.6

### 1.2 Lease Expiry Profile

Expiry Period	# of Leases	% of Portfolio	Rent (\$m p.a.)	% of Total Rent
Expired / Holdover	8	4.3%	\$4.8	7.1%
FY26 (within 12 months)	18	9.6%	\$11.2	16.6%
FY27	26	13.9%	\$15.8	23.4%
FY28	31	16.6%	\$10.4	15.4%
FY29	28	15.0%	\$8.2	12.1%
FY30 and beyond	76	40.6%	\$17.2	25.4%
Total	187	100.0%	\$67.6	100.0%

We note that 52 leases (27.8% of the portfolio, representing \$31.8m or 47.1% of total rent) expire within 36 months of the expected completion date. This represents a material lease renewal execution risk for the acquirer.

## 2. Key Lease Terms Analysis

### 2.1 Lease Structure Summary

Metric	Value	Comment
Weighted average lease expiry (WALE)	4.2 years	Below peer average of 5.5 years
Average initial lease term	7 years	Standard for specialty retail
Leases with options remaining	142 (76%)	Most have 1-2 options of 5 years
Leases with market rent reviews	124 (66%)	Remainder are CPI or fixed 3-4%
Leases with turnover rent clauses	68 (36%)	Typically 5-7% of gross sales above threshold
Leases with demolition clauses	31 (17%)	Predominantly in shopping centres
Personal guarantees (founders)	14 (7%)	Must be released at completion

## 3. Top 20 Stores by Revenue

Rank	Location	State	Revenue (\$m)	Rent (\$m)	OC R	Lease Expiry
1	Chadstone	VIC	\$28.4	\$1.85	6.5 %	Jun 2030
2	Bondi Junction	NSW	\$26.1	\$2.10	8.0 %	Dec 2027
3	Chatswood Chase	NSW	\$24.8	\$1.92	7.7 %	Mar 2028

Rank	Location	State	Revenue (\$m)	Rent (\$m)	OC R	Lease Expiry
4	Emporium Melbourne	VIC	\$23.5	\$1.78	7.6 %	Sep 2031
5	Indooroopilly	QLD	\$22.1	\$1.45	6.6 %	Jun 2029
6	Westfield Parramatta	NSW	\$21.8	\$2.05	9.4 %	Mar 2027
7	Karrinyup	WA	\$20.5	\$1.38	6.7 %	Dec 2030
8	Macquarie Centre	NSW	\$19.9	\$1.82	9.1 %	Jun 2026
9	Highpoint	VIC	\$19.2	\$1.35	7.0 %	Sep 2029
10	Robina Town Centre	QLD	\$18.6	\$1.22	6.6 %	Mar 2028
11	Broadway Sydney	NSW	\$18.1	\$1.68	9.3 %	Dec 2026
12	Pacific Fair	QLD	\$17.8	\$1.35	7.6 %	Jun 2031
13	Westfield Doncaster	VIC	\$17.2	\$1.42	8.3 %	Sep 2027
14	Garden City	QLD	\$16.5	\$1.18	7.2 %	Mar 2029
15	Claremont	WA	\$16.1	\$1.05	6.5 %	Dec 2028
16	Westfield Marion	SA	\$15.8	\$1.02	6.5 %	Jun 2030
17	Eastland	VIC	\$15.4	\$1.15	7.5 %	Sep 2027
18	Charlestown Square	NSW	\$14.9	\$0.92	6.2 %	Mar 2029

Rank	Location		State	Revenue (\$m)	Rent (\$m)	OCR	Lease Expiry
19	Rundle Mall		SA	\$14.5	\$1.08	7.4 %	Dec 2026
20	DFO Wharf	South	VIC	\$14.2	\$0.88	6.2 %	Jun 2028

OCR = Occupancy Cost Ratio (Rent as % of Revenue). Industry benchmark for specialty retail is 8-12%.

## 4. Rental Reversion Risk

Based on our assessment of current market rents versus passing rents for the 52 leases expiring within 36 months, we estimate the portfolio is approximately 8-12% under-rented on a weighted average basis. This reflects a combination of CPI-linked reviews that have lagged market movements and favourable renewal terms negotiated during the COVID period (FY21-FY22).

If all expiring leases were renewed at estimated market rents, the annual rental increase would be approximately \$2.5-3.8 million. This should be factored into the acquirer's financial model as a reduction to forecast EBITDA from FY27 onwards.

## 5. Distribution Centre Leases

Facility	Location	GLA (sqm)	Rent (\$m p.a.)	Expiry	Options
DC1	Truganina, VIC	42,000	\$6.8	Jun 2030	2 x 5 years
DC2	Moorebank, NSW	38,000	\$7.2	Mar 2032	1 x 5 years

Both distribution centre leases are on favourable terms and provide adequate capacity for the current store network. The proposed third DC in Brisbane (discussed in the CIM) would require a new lease commitment of approximately 25,000 sqm.