

Located 26 kilometres north west of the Newcastle CBD, this award winning regional centre is anchored by David Jones, Woolworths, Coles, Big W and Kmart, the latter of which was recently converted from Target.

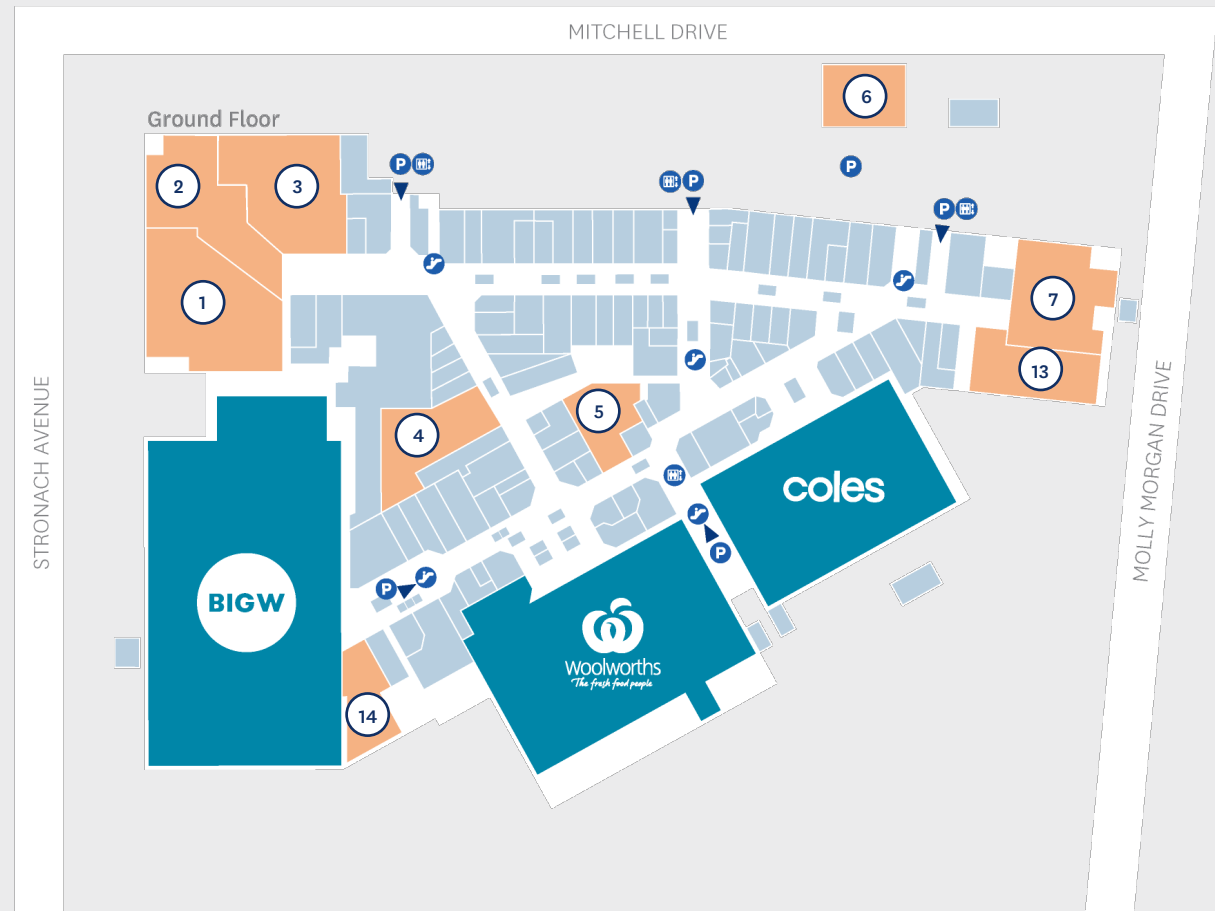
There are also 14 mini-majors including H&M, Cotton On Mega, Dan Murphy's, JB Hi-Fi and TK Maxx, an indoor and outdoor dining precinct featuring over 15 eateries, a seven-screen HOYTS Lux cinema complex, over 3,000 parking spaces and more than 210 specialty stores.

Major

| | | |
|-------------|-------|-------|
| David Jones | Coles | Kmart |
| Woolworths | Big W | Hoyts |

Mini-major

| | | |
|-----------------------|-----------------|---------------------|
| 1. TX Maxx | 6. Dan Murphy's | 11. Kids World |
| 2. Cotton On Mega | 7. Best & Less | 12. Casey's Toys |
| 3. JB Hi-Fi | 8. Timezone | 13. The Reject Shop |
| 4. Pivot | 9. City Beach | 14. Dollar King |
| 5. Blooms the Chemist | 10. H&M | |



| | |
|-----------------------|-----------------------|
| GLA | 75,783 m ² |
| CAR SPACES | 3,120 |
| SPECIALTY NO. | 214 |
| MAT TRAFFIC | 10.03M |
| MAT SALES | \$590.29M |
| SPECIALTY SALES \$PSM | \$11,354 |
| AVERAGE SPEND | \$58.90 |

Trade Area Demographic

Stockland Green Hills services a forecast main trade area of 131,630 people, which is forecast to grow to 143,380 by 2026, growing at an average rate of 1.7% per annum between 2021–2026. The forecast total trade area is 272,190 people, forecast to grow at an average rate of 1.4% per annum between 2021-2026. The average household income in the total trade area is \$89,146, which is 8.0% higher than the non-metro NSW average.

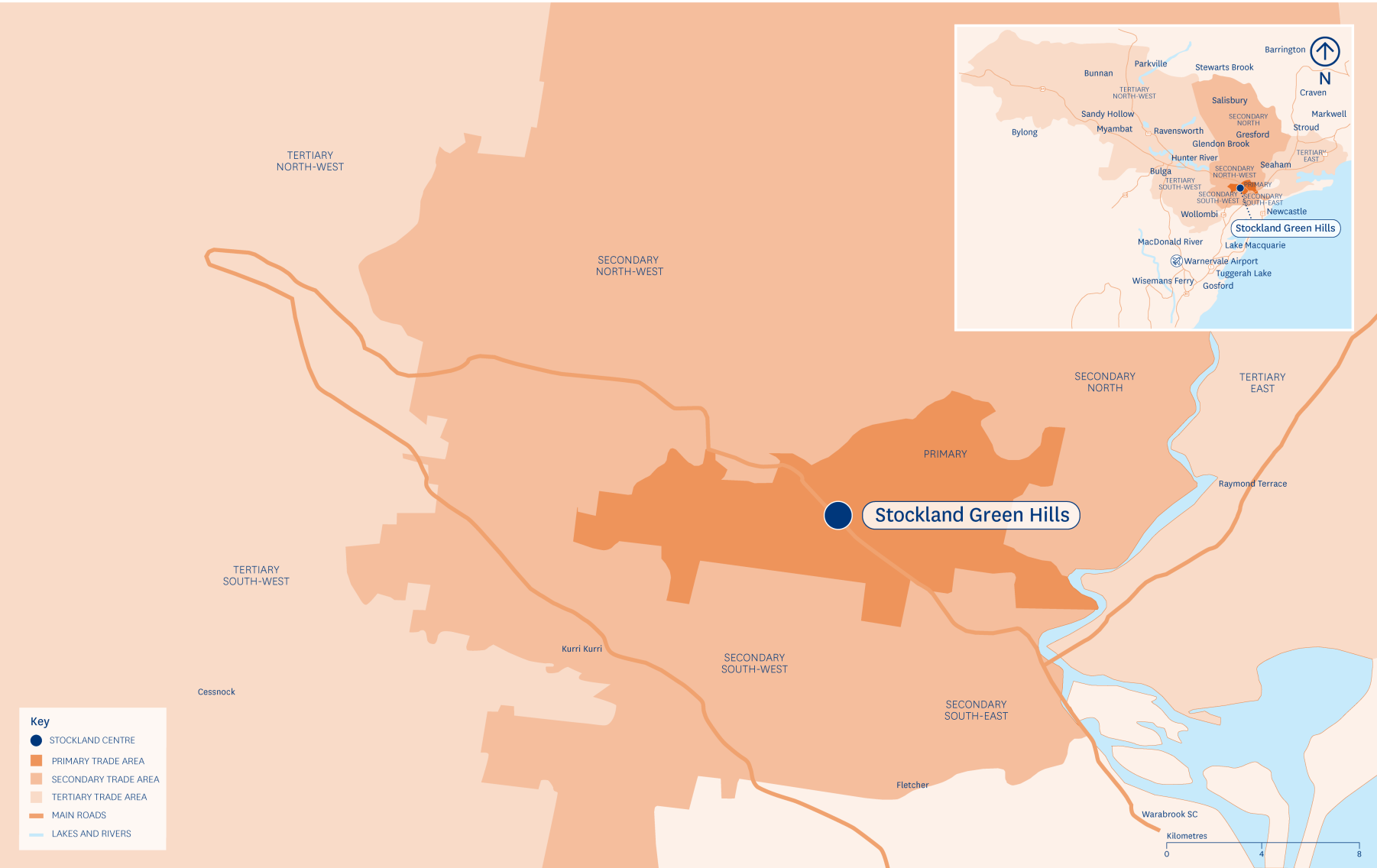
AVG.HOUSEHOLD INCOME

\$90,716 in main trade area

FORECAST POPULATION

272,190 in total trade area by 2021

Trade Area Map



Map Sources: Location IQ, July 2017; Demographic Data: ABS Census of Population and Housing 2016; Location IQ, July 2017.

All due care has been taken in the preparation of this document and as at 30 June 2020, the information in this document is understood to be correct. However, no warranty is given as to the accuracy of the information contained in this document. Trade area maps and population forecasts are provided as an estimation and are indicative only. It should be noted that the information contained in this document should not be taken to be correct at any future date. Trading patterns described in this document will change in the future and this document should not be relied upon in any way to predict future trading patterns. Average annual change (%) numbers provided in this document are calculated using CAGR. The management of Stockland regard the contents of this document as confidential and retailers should therefore not disclose its contents to any person other than personnel of the retailers involved in the management or promotion of their business at Stockland.

| Characteristics | Primary Sector | Secondary Sectors | | | | Main TA | Tertiary Sectors | | | Total TA | Non-Metro NSW Avg. | Aust Avg |
|--------------------------------|----------------|-------------------|------------|------------|------------|----------|------------------|------------|------------|----------|--------------------|----------|
| | | North | North-West | South-East | South-West | | East | North-West | South-West | | | |
| Income Levels | | | | | | | | | | | | |
| Average Per Capita Income | \$35,815 | \$36,437 | \$35,780 | \$30,379 | \$30,399 | \$34,617 | \$31,743 | \$38,338 | \$32,030 | \$34,698 | \$34,187 | \$38,500 |
| Per Capita Income Variation | 4.8% | 6.6% | 4.7% | -11.1% | -11.1% | 1.3% | -7.2% | 12.1% | -6.3% | 1.5% | n.a. | n.a. |
| Average Household Income | \$94,257 | \$96,969 | \$94,325 | \$77,864 | \$78,034 | \$90,716 | \$77,964 | \$97,655 | \$82,668 | \$89,146 | \$82,520 | \$98,486 |
| Household Income Variation | 14.2% | 17.5% | 14.3% | -5.6% | -5.4% | 9.9% | -5.5% | 18.3% | 0.2% | 8% | n.a. | n.a. |
| Average Household Size | 2.6 | 2.7 | 2.6 | 2.6 | 2.6 | 2.6 | 2.5 | 2.5 | 2.6 | 2.6 | 2.4 | 2.6 |
| Age Distribution (% of Pop'n) | | | | | | | | | | | | |
| Aged 0-14 | 21.5% | 19% | 22.3% | 20.8% | 20.5% | 21.2% | 18.6% | 22% | 19.3% | 20.7% | 17.5% | 18% |
| Aged 15-19 | 6.5% | 7% | 6.3% | 6% | 6.6% | 6.5% | 5.8% | 6.5% | 6.1% | 6.3% | 6.1% | 6.1% |
| Aged 20-29 | 12.9% | 8.9% | 13.3% | 13.4% | 13% | 12.6% | 10.8% | 12.5% | 12.7% | 12.3% | 11.2% | 13.9% |
| Aged 30-39 | 13.4% | 9.7% | 13.5% | 12.9% | 12.5% | 12.8% | 10.7% | 13.2% | 12.1% | 12.4% | 11.1% | 14.1% |
| Aged 40-49 | 13.5% | 14% | 13.3% | 12.3% | 13% | 13.3% | 12.2% | 13.8% | 12.7% | 13.2% | 12.7% | 13.7% |
| Aged 50-59 | 12.6% | 16.4% | 11.8% | 11.9% | 12.9% | 12.8% | 13.9% | 13.2% | 13.1% | 13.1% | 14% | 12.9% |
| Aged 60+ | 19.7% | 25.1% | 19.5% | 22.6% | 21.6% | 20.8% | 28.1% | 18.8% | 24% | 22% | 27.4% | 21.3% |
| Average Age | 37.2 | 40.9 | 36.7 | 38.1 | 38 | 37.7 | 41.5 | 36.9 | 39.5 | 38.4 | 41.8 | 38.9 |
| Housing Status (% of H'holds) | | | | | | | | | | | | |
| Owner/Purchaser | 70% | 85.1% | 69.3% | 72% | 70.6% | 71.8% | 71.4% | 67.5% | 69.6% | 70.5% | 70.9% | 67.9% |
| Renter | 30% | 14.9% | 30.7% | 28% | 29.4% | 28.2% | 28.6% | 32.5% | 30.4% | 29.5% | 29.1% | 32.1% |
| Birthplace (% of Pop'n) | | | | | | | | | | | | |
| Australian Born | 92.6% | 95.5% | 93% | 90.6% | 95.9% | 93.4% | 91.1% | 93.1% | 94.2% | 93% | 89.2% | 72.9% |
| Overseas Born | 7.4% | 4.5% | 7% | 9.4% | 4.1% | 6.6% | 8.9% | 6.9% | 5.8% | 7% | 10.8% | 27.1% |
| • Asia | 2.1% | 0.2% | 1.3% | 3.7% | 0.7% | 1.6% | 1% | 1.6% | 0.9% | 1.4% | 2.1% | 10.7% |
| • Europe | 2.9% | 2.9% | 2.9% | 3.4% | 2.2% | 2.9% | 5.2% | 2.4% | 2.9% | 3.2% | 5.2% | 8% |
| • Other | 2.4% | 1.4% | 2.7% | 2.3% | 1.1% | 2.2% | 2.7% | 2.9% | 2% | 2.4% | 3.4% | 8.4% |
| Family Type (% of Pop'n) | | | | | | | | | | | | |
| Couple With Dep't Children | 46.3% | 45.3% | 46% | 39.2% | 40.7% | 44.7% | 38% | 46.4% | 37.6% | 43.1% | 39.4% | 45.2% |
| Couple With Non-Dep't Children | 8% | 10.2% | 7.8% | 9.1% | 9.2% | 8.5% | 8% | 7.3% | 8.7% | 8.2% | 7.4% | 7.8% |
| Couple Without Children | 22.2% | 26.1% | 21.6% | 22.2% | 21% | 22.3% | 27.4% | 22.3% | 23% | 23.2% | 26.1% | 23% |
| Single With Dep't Children | 10.7% | 7.2% | 11.2% | 13.1% | 13.1% | 11% | 10.8% | 10% | 14% | 11.1% | 10.2% | 8.9% |
| Single With Non-Dep't Children | 3.5% | 3.1% | 3.6% | 5.4% | 5.1% | 3.9% | 4.3% | 3.1% | 4.9% | 3.9% | 4% | 3.7% |
| Other Family | 0.9% | 0.4% | 0.8% | 1.2% | 1% | 0.9% | 0.9% | 0.8% | 0.9% | 0.9% | 0.9% | 1.1% |
| Lone Person | 8.4% | 7.6% | 8.9% | 9.8% | 9.9% | 8.8% | 10.6% | 10.1% | 10.9% | 9.7% | 12.1% | 10.2% |

Trade Area Population

| Trade Area Sector | Forecast Population 2021 | Forecast Population 2026 | Average Annual Change (%) 2021–2026 |
|-------------------|--------------------------|--------------------------|-------------------------------------|
| Primary Sector | 47,950 | 52,950 | 2% |
| Secondary Sectors | | | |
| • North | 14,580 | 115,330 | 1% |
| • North-West | 37,670 | 41,420 | 1.9% |
| • South-East | 12,040 | 12,740 | 1.1% |
| • South-West | 19,390 | 20,940 | 1.5% |
| Total Secondary | 83,680 | 90,430 | 1.6% |
| Main Trade Area | 131,630 | 143,380 | 1.7% |
| Tertiary Sectors | | | |
| • East | 45,410 | 48,410 | 1.3% |
| • North-West | 61,700 | 64,200 | 0.8% |
| • South-West | 33,450 | 35,950 | 1.5% |
| Total Tertiary | 140,560 | 148,560 | 1.1% |
| Total Trade Area | 272,190 | 291,940 | 1.4% |