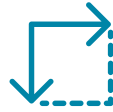


Forster

Located on the mid-north coast of NSW, this regional town centre includes Coles, Woolworths, ALDI, and Kmart.

The centre has 69 specialty stores, an outdoor take-away food/café precinct, children's play area and a fully equipped parents' room. The adjoining Retail Park comprises seven large format retail tenancies including Bunnings Warehouse.

Centre Information



GLA
39,049 SQM



CAR SPACES
1,409



SPECIALTY NO
69



MAT TRAFFIC
4.46M



MAT SALES
\$238.54M

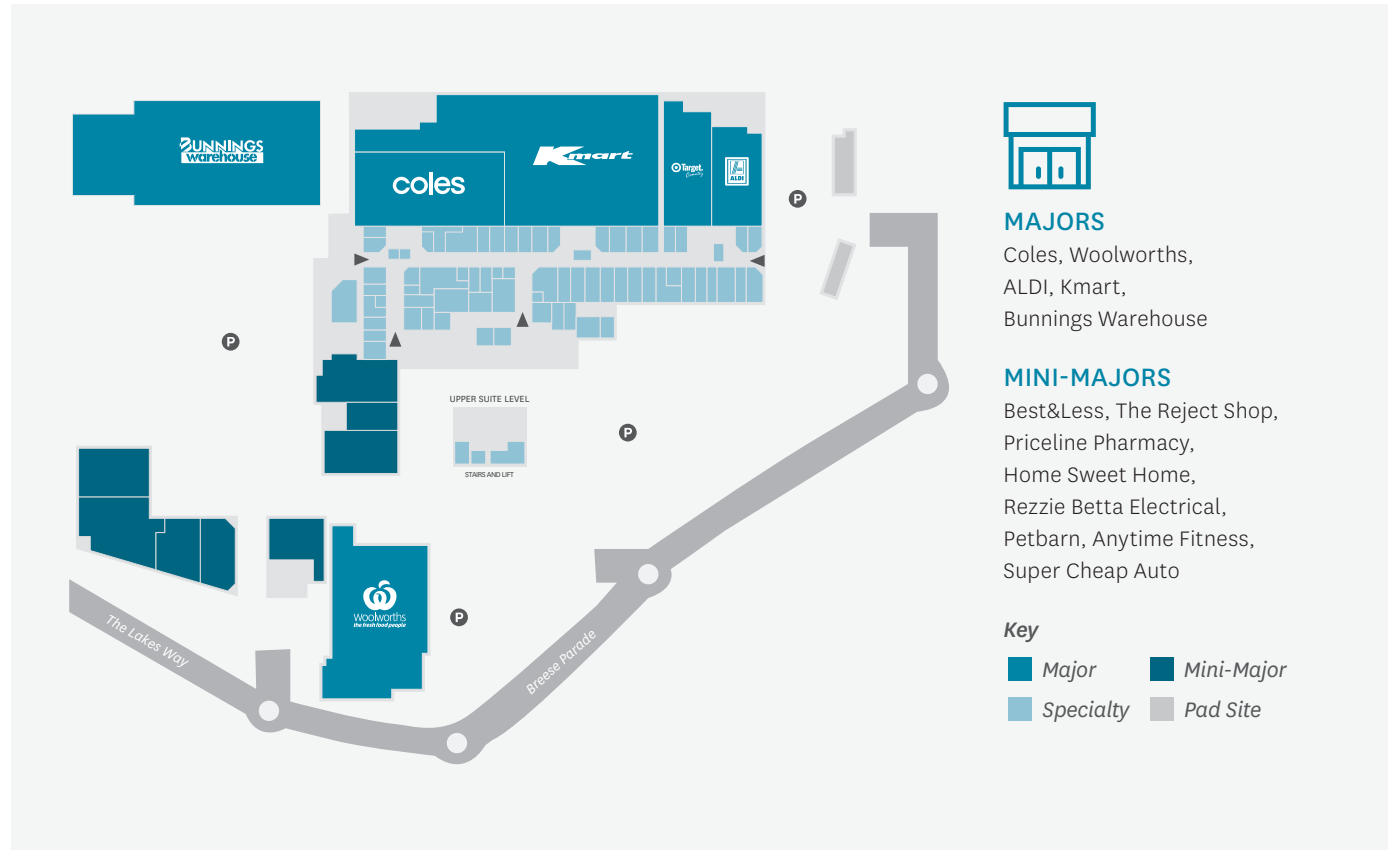


SPECIALTY SALES \$PSM
\$9,127



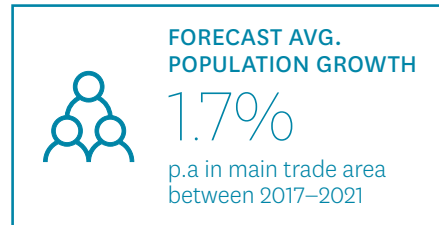
AVERAGE SPEND
\$53.52

Information is accurate as at 31 December 2018. Specialty number includes kiosks and shops. Does not include ATMs.

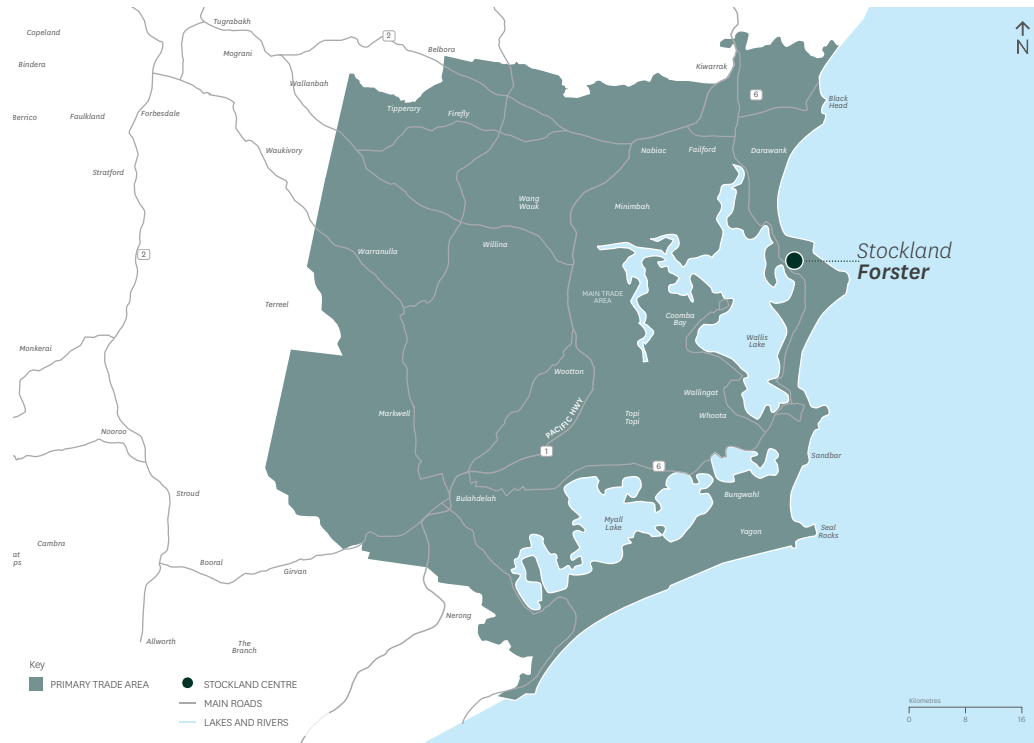


Trade Area Demographic

Stockland Forster services a main trade area of approximately 36,100 people, forecast to grow at an average rate of 1.7% per annum between 2017–2021. 74.7% of the main trade area population are home owners, slightly higher than the non-metro NSW average of 70.9%.



Trade Area Map



Characteristics	Main Trade Area	Non-Metro NSW Avg.	Aust. Avg.
Income Levels			
Average Per Capita Income	\$29,991	\$34,187	\$38,500
Per Capita Income Variation	-12.3%	n.a.	n.a.
Average Household Income	\$64,189	\$82,520	\$98,486
Household Income Variation	-22.2%	n.a.	n.a.
Average Household Size	2.1	2.4	2.6
Age Distribution (% of Pop'n)			
Aged 0-14	13.8%	17.5%	18.0%
Aged 15-19	5.0%	6.1%	6.1%
Aged 20-29	6.6%	11.2%	13.9%
Aged 30-39	7.4%	11.1%	14.1%
Aged 40-49	10.8%	12.7%	13.7%
Aged 50-59	14.3%	14.0%	12.9%
Aged 60+	42.2%	27.4%	21.3%
Average Age	49.1	41.8	38.9
Housing Status (% of H'holds)			
Owner/Purchaser	74.7%	70.9%	67.9%
Renter	25.3%	29.1%	32.1%
Birthplace (% of Pop'n)			
Australian Born	90.1%	89.2%	72.9%
Overseas Born	9.9%	10.8%	27.1%
• Asia	0.6%	2.1%	10.7%
• Europe	6.3%	5.2%	8.0%
• Other	2.9%	3.4%	8.4%
Family Type (% of Pop'n)			
Couple With Dep't Child.	27.8%	39.4%	45.2%
Couple With Non-Dep't Child.	6.2%	7.4%	7.8%
Couple Without Child.	35.8%	26.1%	23.0%
Single With Dep't Child.	10.0%	10.2%	8.9%
Single With Non-Dep't Child.	4.3%	4.0%	3.7%
Other Family	0.8%	0.9%	1.1%
Lone Person	15.1%	12.1%	10.2%

Trade Area Population

Trade Area Sector	Forecast Population 2017	Forecast Population 2021	Average Annual Change (%) 2017-2021
Main Trade Area	36,100	38,620	1.7%

Sources Map: 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 31 December 2018, 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.