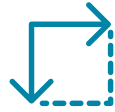


Harrisdale

This greenfield, community retail town centre was opened in June 2016 to provide amenities to our Newhaven residential community, 20 kilometres south-east of the Perth CBD.

The centre is anchored by Woolworths, ALDI, Five Seasons Fresh and 30 specialty shops and kiosks, with a strong focus on retail services and food including an alfresco dining precinct. There are currently three fast food pad sites, a petrol station and childcare centre. An additional fast food offer is proposed to launch in late 2019.

Centre Information



GLA
15,141 SQM



CAR SPACES
538



SPECIALTY NO
30



MAT TRAFFIC
2.23M



MAT SALES
\$91.36M

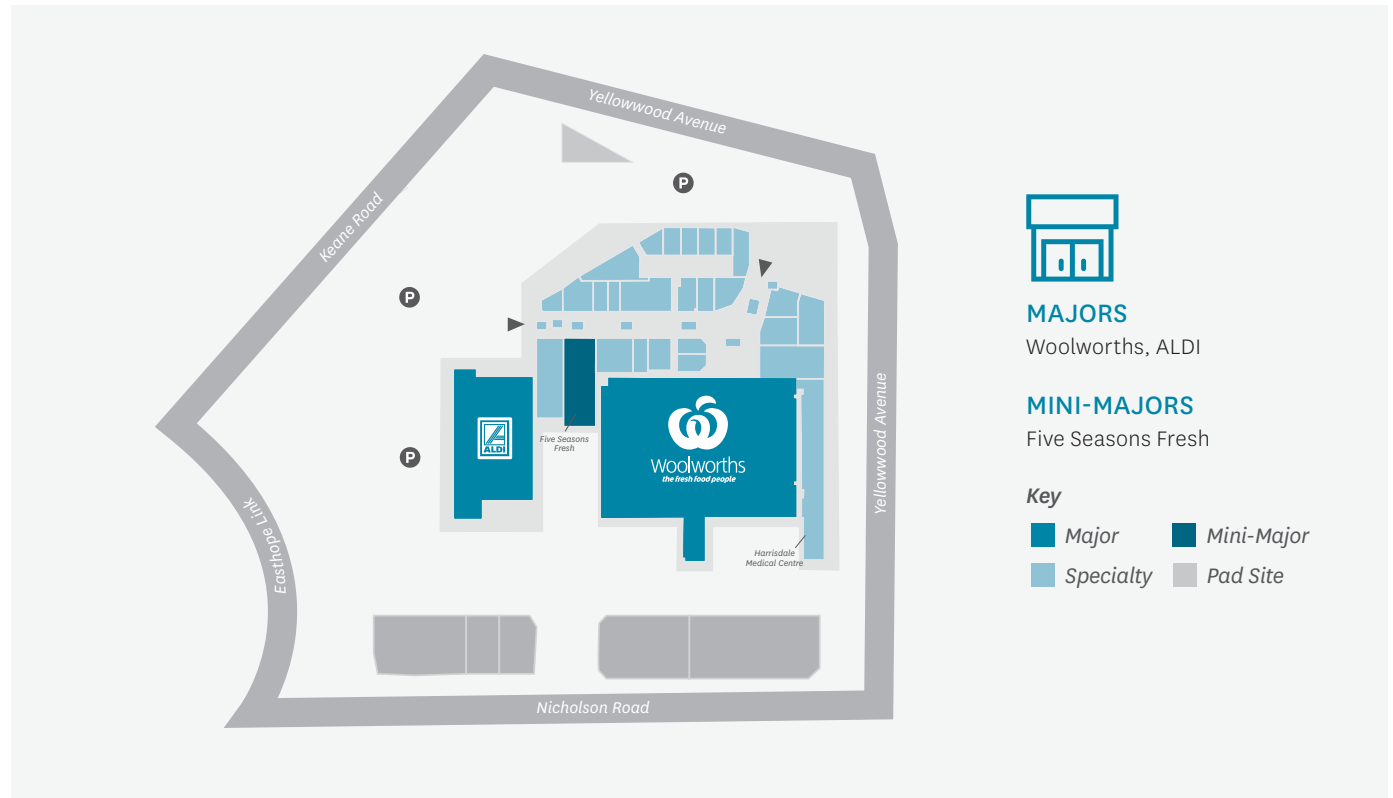


SPECIALTY SALES \$PSM
\$6,511




AVERAGE SPEND
\$40.91

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




Trade Area Demographic

Stockland Harrisdale has an average household income of \$127,275 in the main trade area which is 16.3% higher than the Perth metro average and a forecasted population growth projected at 3.0% per annum from 2018-2021. The main trade area also consists of 61.4% of couples with dependent children which is higher than the Perth metro average of 47.3%.

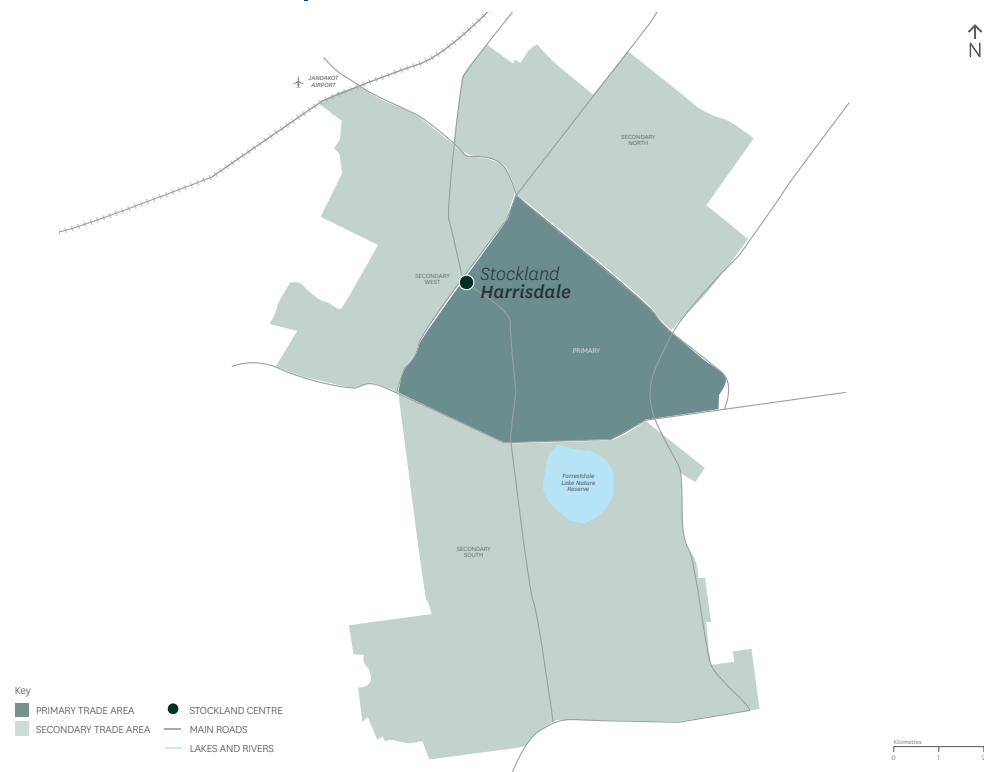


HOUSEHOLD INCOME IN MTA
16.3%
higher than Perth metro avg.



AVG. HOUSEHOLD INCOME
\$127,275
in the main trade area

Trade Area Map



Characteristics	Primary Sector	Secondary Sectors			Main TA	Perth Metro Avg.	Aust. Avg.
		North	South	West			
Income Levels							
Average Per Capita Income	\$42,379	\$37,654	\$42,133	\$42,875	\$40,046	\$42,409	\$38,496
Per Capita Income Variation	-0.1%	-11.2%	-0.7%	1.1%	-5.6%	n.a.	n.a.
Average Household Income	\$127,943	\$120,934	\$128,078	\$147,201	\$127,275	\$109,475	\$98,478
Household Income Variation	16.9%	10.5%	17.0%	34.5%	16.3%	n.a.	n.a.
Average Household Size	3.0	3.2	3.0	3.4	3.2	2.6	2.6
Age Distribution (% of Pop'n)							
Aged 0-14	26.5%	24.7%	19.5%	17.3%	23.8%	19.2%	18.8%
Aged 15-19	4.7%	7.7%	8.2%	7.8%	6.9%	6.2%	6.1%
Aged 20-29	18.0%	13.3%	10.6%	17.8%	15.2%	14.6%	13.8%
Aged 30-39	25.6%	17.7%	9.8%	15.3%	19.2%	15.1%	14.0%
Aged 40-49	12.2%	15.7%	16.9%	14.9%	14.7%	13.8%	13.5%
Aged 50-59	7.4%	10.8%	17.6%	13.4%	10.5%	12.2%	12.7%
Aged 60+	5.6%	10.0%	17.4%	13.5%	9.6%	18.8%	21.1%
Average Age	28.7	32.0	38.0	35.2	31.8	37.3	38.5
Housing Status (% of H'holds)							
Owner/Purchaser	82.5%	81.6%	89.2%	85.3%	82.8%	72.4%	68.0%
Renter	17.5%	18.4%	10.8%	14.7%	17.2%	27.6%	32.0%
Birthplace (% of Pop'n)							
Australian Born	50.7%	51.7%	77.8%	53.9%	52.9%	62.3%	72.9%
Overseas Born	49.3%	48.3%	22.2%	46.1%	47.1%	37.7%	27.1%
- Asia	26.9%	26.9%	1.9%	24.9%	25.5%	11.9%	10.7%
- Europe	8.5%	8.6%	13.0%	9.7%	8.9%	14.6%	8.0%
- Other	14.0%	12.8%	7.3%	11.4%	12.7%	11.1%	8.4%
Family Type (% of Pop'n)							
Couple With Dep't Child.	63.8%	62.2%	50.3%	56.8%	61.4%	47.3%	45.2%
Couple With Non-Dep't Child.	4.8%	7.5%	13.0%	10.0%	7.3%	7.4%	7.8%
Couple Without Child.	18.8%	15.6%	22.5%	20.4%	17.5%	22.9%	23.0%
Single With Dep't Child.	6.0%	7.6%	6.0%	5.1%	6.7%	8.3%	8.9%
Single With Non-Dep't Child.	1.7%	2.1%	3.4%	2.8%	2.1%	3.3%	3.7%
Other Family	1.2%	1.1%	0.9%	1.6%	1.2%	1.2%	1.1%
Lone Person	3.9%	3.9%	3.9%	3.1%	3.8%	9.6%	10.2%

Trade Area Population

Trade Area Sector	Forecast Population 2018	Forecast Population 2021	Average Annual Change (%) 2018-2021
Primary Sector	21,500	25,100	5.3%
Secondary Sectors			
- North	35,970	38,070	1.9%
- South	2,940	2,940	0.0%
- West	11,300	12,200	2.6%
Total Secondary	50,210	53,210	2.0%
Main Trade Area	71,710	78,310	3.0%

Sources Map: Location IQ, June 2018; Demographic Data: ABS Census of Population and Housing 2016; Location IQ, June 2018.

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.