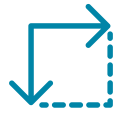


Nowra

A sub-regional centre conveniently located on the Princes Highway, a major arterial road, 160 kilometres south of Sydney.

The centre is anchored by Kmart, Woolworths and 48 specialty stores. The centre has six hectares of zoned land adjacent to the site with development approval.

Centre Information



GLA
16,055 SQM



CAR SPACES
821



SPECIALTY NO
48



MAT TRAFFIC
3.29M



MAT SALES
\$155.16M

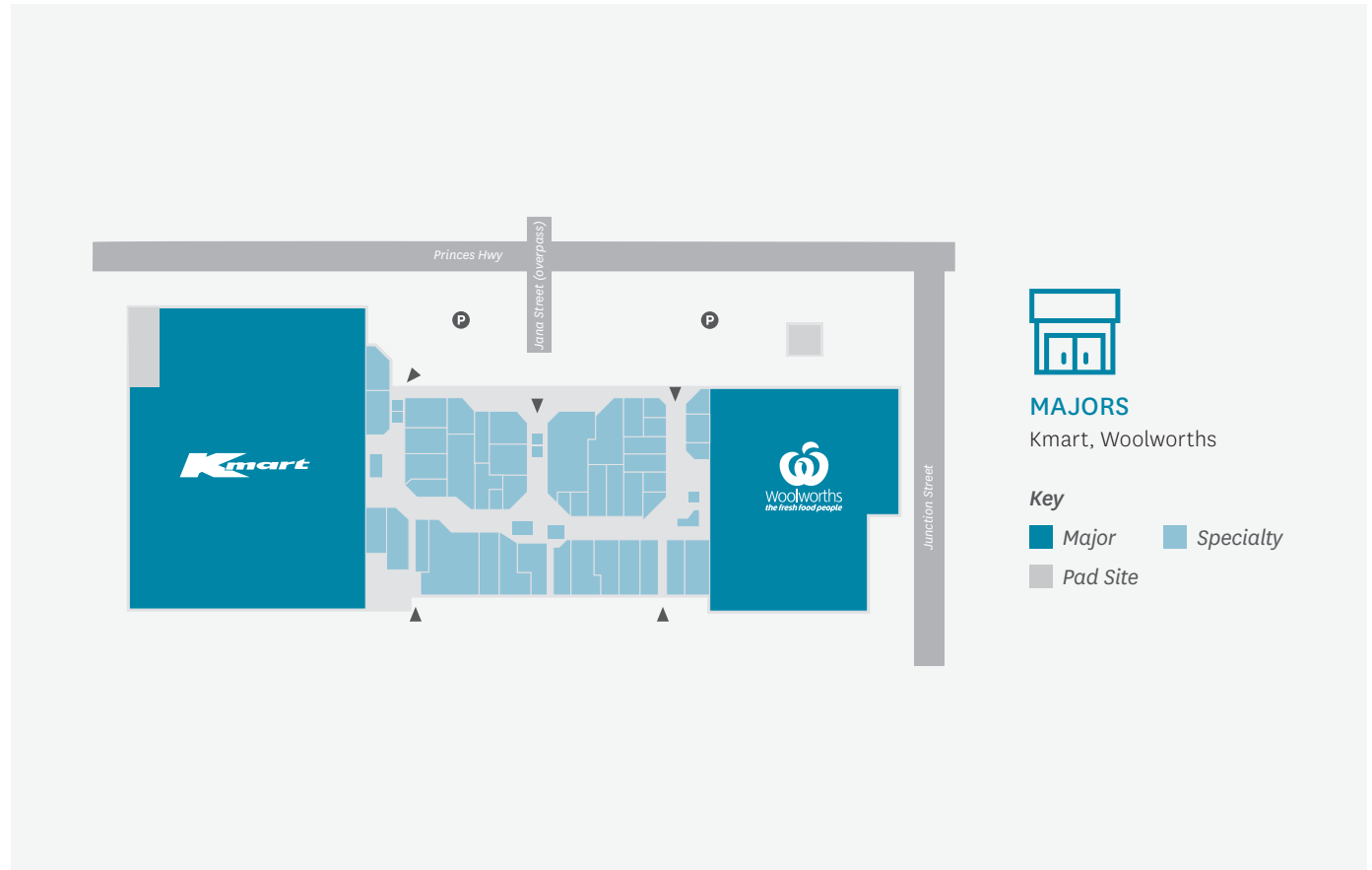


SPECIALTY SALES \$PSM
\$13,255



AVERAGE SPEND
\$47.11

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



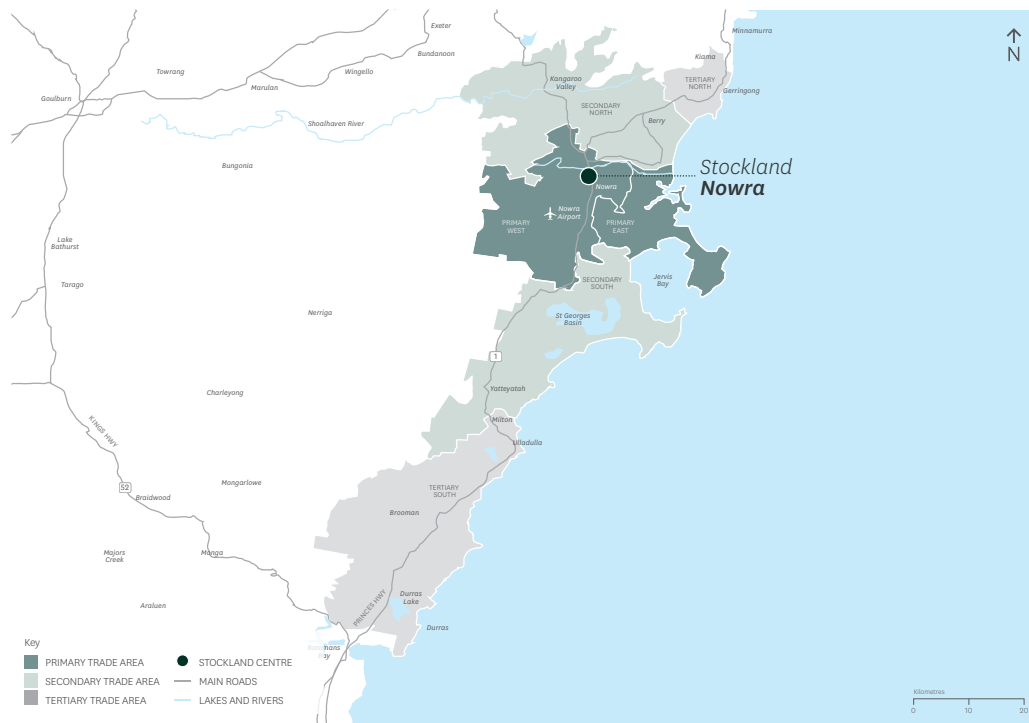
Trade Area Demographic

Stockland Nowra's main trade area population is forecast to reach 90,150 and a total trade area population by 2021, growing at an average rate of 1.0% per annum between 2021-2026. There are some high income pockets of the trade area, namely the tertiary-north sector with an average household income of \$107,451, which is 30.2% higher than the non-metro NSW average.

HOME OWNERSHIP
74%
in total trade area

POPULATION
117,150
in total trade area

Trade Area Map



Characteristics	Primary Sectors		Secondary Sectors		Main TA	Tertiary Sectors		Total TA	Non-Metro NSW Avg.	Aust Avg.
	East	West	North	South		North	South			
Income Levels										
Average Per Capita Income	\$31,203	\$31,245	\$38,991	\$30,062	\$31,738	\$42,345	\$29,472	\$31,942	\$34,187	\$38,500
Per Capita Income Variation	-8.7%	-8.6%	14.1%	-12.1%	-7.2%	23.9%	-13.8%	-6.6%	n.a.	n.a.
Average Household Income	\$69,596	\$77,321	\$87,134	\$66,988	\$74,055	\$107,451	\$65,520	\$74,238	\$82,520	\$98,486
Household Income Variation	-15.7%	-6.3%	5.6%	-18.8%	-10.3%	30.2%	-20.6%	-10.0%	n.a.	n.a.
Average Household Size	2.2	2.5	2.2	2.2	2.3	2.5	2.2	2.3	2.4	2.6
Age Distribution (% of Pop'n)										
Aged 0-14	13.3%	18.8%	13.8%	15.0%	16.4%	18.3%	15.0%	16.3%	17.5%	18.0%
Aged 15-19	5.3%	6.1%	4.3%	4.9%	5.4%	6.0%	5.0%	5.4%	6.1%	6.1%
Aged 20-29	8.4%	12.8%	6.7%	7.6%	9.9%	8.3%	6.4%	9.2%	11.2%	13.9%
Aged 30-39	7.8%	11.6%	8.1%	8.7%	9.8%	9.0%	8.3%	9.5%	11.1%	14.1%
Aged 40-49	10.5%	12.1%	10.3%	11.0%	11.4%	12.1%	11.3%	11.4%	12.7%	13.7%
Aged 50-59	15.9%	12.7%	14.9%	14.5%	13.9%	14.2%	15.2%	14.1%	14.0%	12.9%
Aged 60+	38.8%	25.8%	41.9%	38.3%	33.2%	32.1%	38.7%	34.1%	27.4%	21.3%
Average Age	47.8	40.3	49.0	47.1	44.3	43.7	47.5	44.8	41.8	38.9
Housing Status (% of H'holds)										
Owner/Purchaser	75.8%	66.3%	83.0%	77.3%	73.1%	78.7%	76.5%	74.0%	70.9%	67.9%
Renter	24.2%	33.7%	17.0%	22.7%	26.9%	21.3%	23.5%	26.0%	29.1%	32.1%
Birthplace (% of Pop'n)										
Australian Born	87.5%	88.9%	85.6%	86.9%	87.7%	89.1%	88.1%	87.8%	89.2%	72.9%
Overseas Born	12.5%	11.1%	14.4%	13.1%	12.3%	10.9%	11.9%	12.2%	10.8%	27.1%
- Asia	0.8%	2.0%	0.8%	0.7%	1.3%	0.8%	1.0%	1.2%	2.1%	10.7%
- Europe	8.5%	6.0%	9.8%	9.0%	7.7%	6.7%	8.0%	7.7%	5.2%	8.0%
- Other	3.2%	3.2%	3.7%	3.4%	3.3%	3.3%	2.9%	3.3%	3.4%	8.4%
Family Type (% of Pop'n)										
Couple With Dep't Children	29.5%	38.5%	34.1%	30.6%	34.4%	44.7%	32.4%	34.6%	39.4%	45.2%
Couple With Non-Dep't Child	8.7%	6.9%	7.4%	6.7%	7.1%	8.4%	6.6%	7.1%	7.4%	7.8%
Couple Without Children	34.1%	24.7%	36.7%	34.1%	30.2%	28.8%	33.9%	30.8%	26.1%	23.0%
Single With Dep't Child	8.5%	12.6%	5.0%	9.7%	10.3%	6.1%	8.8%	9.8%	10.2%	8.9%
Single With Non-Dep't Child	4.5%	4.5%	2.9%	4.5%	4.3%	2.9%	3.8%	4.1%	4.0%	3.7%
Other Family	1.0%	0.9%	0.6%	0.7%	0.8%	0.4%	0.7%	0.8%	0.9%	1.1%
Lone Person	13.8%	11.9%	13.3%	13.9%	12.9%	8.8%	13.8%	12.8%	12.1%	10.2%

Trade Area Population

Trade Area Sector	Forecast Population 2021	Forecast Population 2026	Average Annual Change (%) 2021-2026
Primary Sectors			
- East	9,240	9,740	1.1%
- West	40,350	41,850	0.7%
Total Primary	49,590	51,590	0.8%
Secondary Sectors			
- North	10,360	10,710	0.7%
- South	30,200	32,200	1.3%
Total Secondary	40,560	42,910	1.1%
Main Trade Area	90,150	94,500	0.9%
Tertiary Sectors			
- North	6,850	7,150	0.9%
- South	20,150	21,650	1.4%
Total Tertiary	27,000	28,800	1.3%
Total Trade Area	117,150	123,300	1.0%

Sources Map: Location IQ, July 2017; Demographic Data: ABS Census of Population and Housing 2016; Location IQ, January 2019.

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.