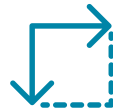


Shellharbour

The major regional town centre is located on the south coast of NSW and is the largest retail town centre located within the trade area.

It includes Myer, Kmart, Target, Coles, Woolworths, 17 mini-majors and 222 specialty stores. The centre boasts a redeveloped alfresco dining precinct with a total of ten casual dining tenancies, and an adjacent free-standing Greater Union theatre complex. The centre also includes two play areas and five star parents' facilities. There are 2.8 hectares of additional land for future development.

Centre Information



GLA
81,834 SQM



CAR SPACES
3,607



SPECIALTY NO
222



MAT TRAFFIC
7.91M



MAT SALES
\$475.43M

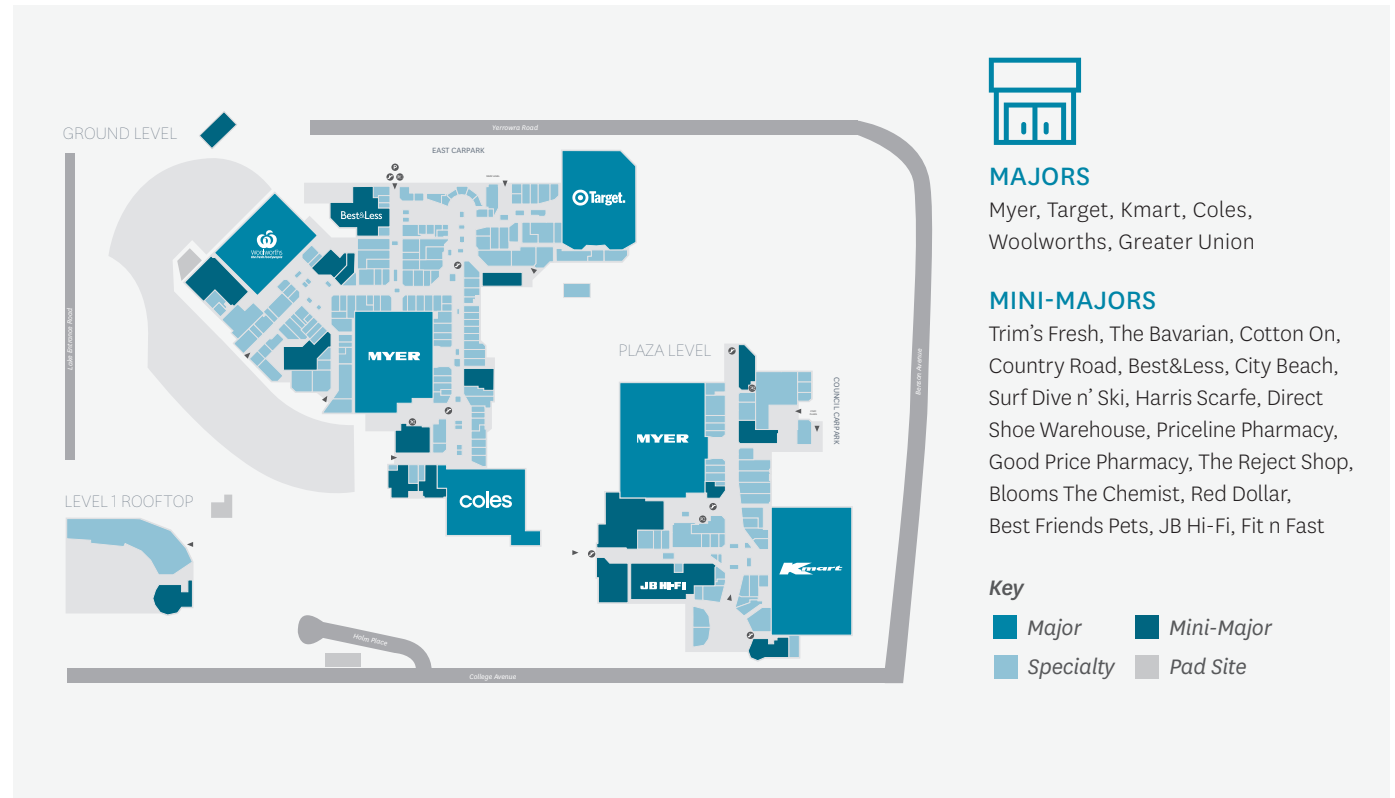


SPECIALTY SALES \$PSM
\$9,548



AVERAGE SPEND
\$60.11


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



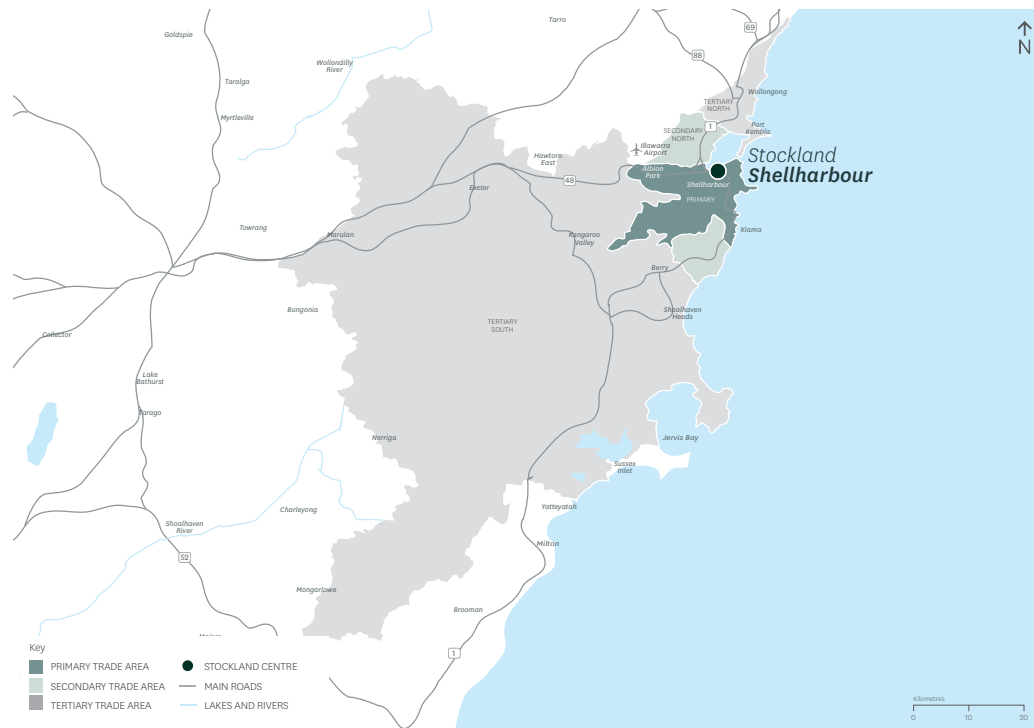
Trade Area Demographic

Stockland Shellharbour is forecast to service a total trade area of 423,030 and a main trade area of 142,420 by 2021. The average household income in the main trade area is \$89,623, which is 8.6% higher than the non-metro NSW average. Couples with dependent children make up 43.3% of the main trade area, which also has a high rate of home ownership at 75.5%.

FORECAST POPULATION
 **423,030**
 in total trade area
 by 2021

AVG. HOUSEHOLD INCOME
 **\$89,623**
 in main trade area

Trade Area Map



Characteristics	Primary Sector	Secondary Sectors		Main TA	Tertiary Sectors		Total TA	Non-Metro NSW Avg.	Aust Avg.
		North	South		South	North			
Income Levels									
Average Per Capita Income	\$34,435	\$32,103	\$42,227	\$34,158	\$32,876	\$36,790	\$34,937	\$34,181	\$38,497
Per Capita Income Variation	0.7%	-6.1%	23.5%	-0.1%	-3.8%	7.6%	2.2%	n.a.	n.a.
Average Household Income	\$89,907	\$85,824	\$107,191	\$89,623	\$76,988	\$91,427	\$86,957	\$82,505	\$98,478
Household Income Variation	9.0%	4.0%	29.9%	8.6%	-6.7%	10.8%	5.4%	n.a.	n.a.
Average Household Size	2.6	2.7	2.5	2.6	2.3	2.5	2.5	2.4	2.6
Age Distribution (% of Pop'n)									
Aged 0-14	19.2%	20.0%	18.2%	19.3%	17.0%	17.4%	17.9%	18.5%	18.8%
Aged 15-19	6.7%	6.7%	6.1%	6.7%	5.6%	6.3%	6.2%	6.0%	6.1%
Aged 20-29	11.2%	11.3%	8.4%	11.1%	9.6%	15.1%	12.4%	11.1%	13.8%
Aged 30-39	11.4%	12.7%	9.0%	11.7%	9.7%	12.4%	11.4%	11.0%	14.0%
Aged 40-49	13.0%	13.1%	12.1%	13.0%	11.5%	12.9%	12.6%	12.5%	13.5%
Aged 50-59	13.8%	12.7%	14.3%	13.5%	13.9%	12.9%	13.4%	13.8%	12.7%
Aged 60+	24.7%	23.5%	31.7%	24.7%	32.8%	22.9%	26.1%	27.0%	21.1%
Average Age	40.1	39.3	43.6	40.1	44.0	39.5	40.9	41.3	38.5
Housing Status (% of H'holds)									
Owner/Purchaser	74.3%	78.1%	78.3%	75.5%	74.1%	65.6%	71.0%	71.0%	68.0%
Renter	25.7%	21.9%	21.7%	24.5%	25.9%	34.4%	29.0%	29.0%	32.0%
Birthplace (% of Pop'n)									
Australian Born	84.1%	83.6%	89.1%	84.2%	87.1%	76.8%	81.9%	89.2%	72.9%
Overseas Born	15.9%	16.4%	10.9%	15.8%	12.9%	23.2%	18.1%	10.8%	27.1%
· Asia	1.3%	1.9%	0.9%	1.4%	1.5%	5.5%	3.1%	2.1%	10.7%
· Europe	10.3%	11.2%	6.7%	10.3%	7.9%	10.9%	10.0%	5.2%	8.0%
· Other	4.4%	3.3%	3.4%	4.1%	3.5%	6.7%	5.0%	3.4%	8.4%
Family Type (% of Pop'n)									
Couple With Dep't Children	43.0%	43.7%	45.0%	43.3%	35.3%	42.9%	41.1%	39.4%	45.2%
Couple With Non-Dep't Child	10.1%	10.2%	8.4%	10.1%	7.2%	8.6%	8.7%	7.4%	7.8%
Couple Without Children	23.1%	21.9%	28.4%	23.0%	30.1%	22.2%	24.5%	26.1%	23.0%
Single With Dep't Child	10.2%	10.8%	6.1%	10.2%	9.9%	9.0%	9.6%	10.2%	8.9%
Single With Non-Dep't Child	4.2%	4.5%	2.8%	4.2%	4.1%	4.6%	4.3%	4.0%	3.7%
Other Family	0.8%	0.7%	0.4%	0.7%	0.8%	1.1%	0.9%	0.9%	1.1%
Lone Person	8.5%	8.1%	8.9%	8.5%	12.6%	11.7%	10.8%	12.1%	10.2%

Trade Area Population

Trade Area Sector	Forecast Population 2021	Forecast Population 2026	Average Annual Change (%) 2021-2026
Primary Sector	96,190	102,440	1.3%
Secondary Sectors			
· North	39,530	45,030	2.6%
· South	6,700	7,200	1.4%
Total Secondary	46,230	52,230	2.5%
Main Trade Area	142,420	154,670	1.7%
Tertiary Sectors			
· South	108,280	176,580	0.5%
· North	172,330	113,810	0.9%
Total Tertiary	280,610	290,390	0.7%
Total Trade Area	423,030	445,060	1.0%

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