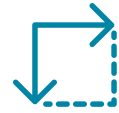


Traralgon

Located in the heart of the Traralgon CBD, the centre is anchored by Coles and Kmart, as well as three mini-majors and 52 specialty stores.

The centre includes extensive undercover parking. An expansion of the centre was completed in November 2018 and included an addition of Sportsgirl, Bonds Outlet and QBD Books and an entrance upgrade.

Centre Information



GLA
20,187 SQM



CAR SPACES
750



SPECIALTY NO
52



MAT TRAFFIC
3.44M



MAT SALES
\$135.30M

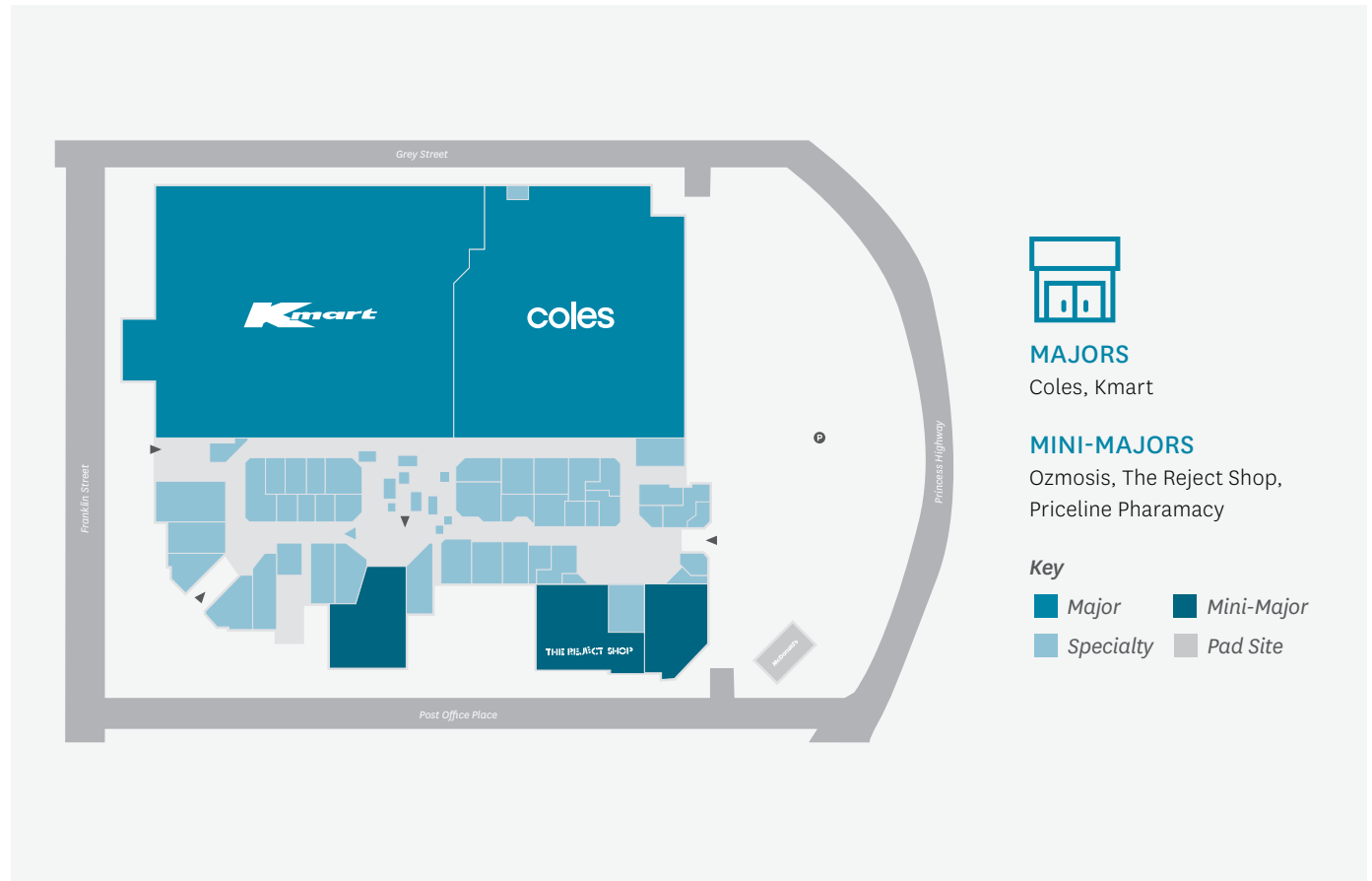


SPECIALTY SALES \$PSM
\$9,541



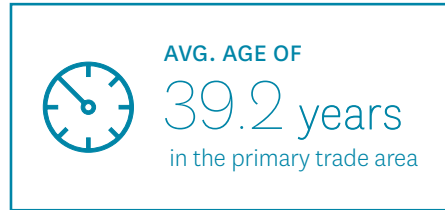
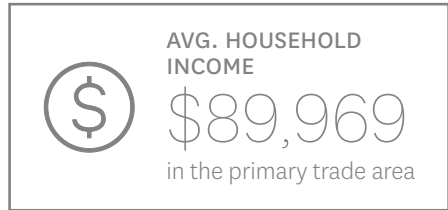
AVERAGE SPEND
\$39.31

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

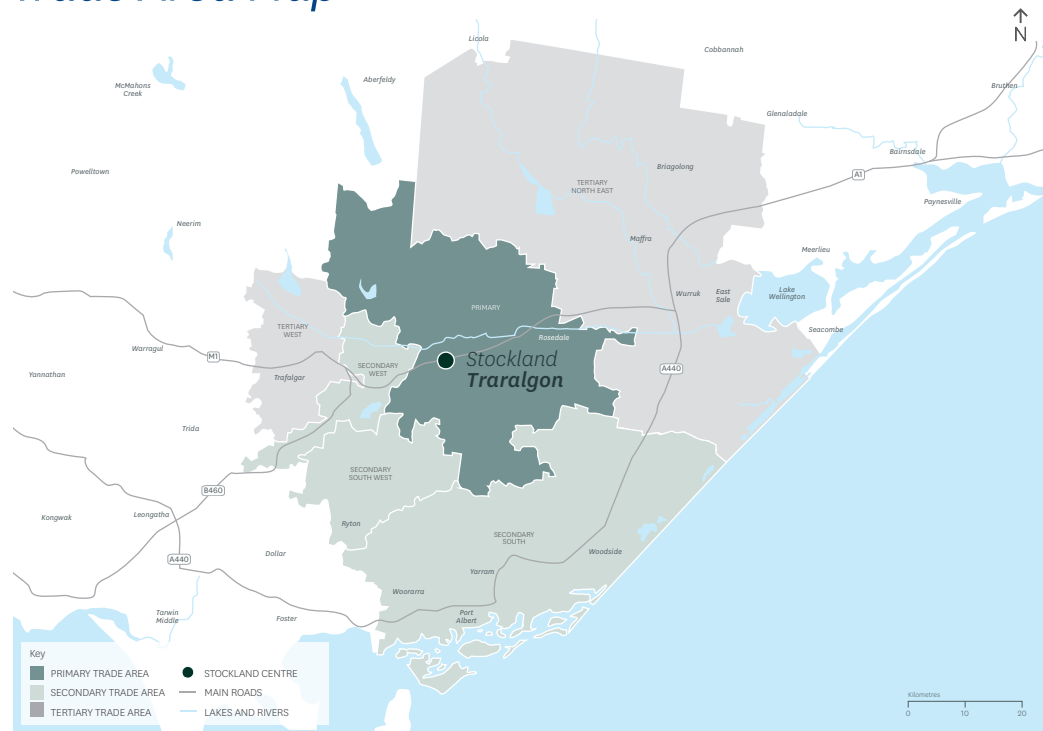


Trade Area Demographic

Stockland Traralgon's total trade area population is forecast to reach 129,270 by 2021, with a primary catchment of 38,640 people. The average household income in the primary trade area is \$89,969, which is 15.4% higher than the non-metro VIC average. Residents of the primary trade area are slightly older than the Australian average at 39.2 years of age.



Trade Area Map



Characteristics	Primary Sector	Secondary Sectors			Main TA	Tertiary Sectors		Total TA	Non Metro VIC Avg.	Aust Avg.
		South	South-West	West		North-East	West			
Income Levels										
Average Per Capita Income	\$37,528	\$30,656	\$32,639	\$29,551	\$34,433	\$35,292	\$32,121	\$34,223	\$32,956	\$38,500
Per Capita Income Variation	13.9%	-7.0%	-1.0%	-10.3%	4.5%	7.1%	-2.5%	3.8%	n.a.	n.a.
Average Household Income	\$89,969	\$65,189	\$76,591	\$63,502	\$79,253	\$83,936	\$72,893	\$79,248	\$77,948	\$98,486
Household Income Variation	15.4%	-16.4%	-1.7%	-18.5%	1.7%	7.7%	-6.5%	1.7%	n.a.	n.a.
Average Household Size	2.4	2.1	2.3	2.1	2.3	2.4	2.3	2.3	2.4	2.6
Age Distribution (% of Pop'n)										
Aged 0-14	19.4%	13.3%	17.0%	17.0%	18.0%	18.6%	17.1%	18.0%	17.3%	18.0%
Aged 15-19	5.9%	5.7%	6.8%	5.8%	6.0%	6.1%	6.1%	6.0%	6.1%	6.1%
Aged 20-29	12.4%	8.0%	13.3%	13.0%	12.3%	11.1%	11.7%	11.8%	11.2%	13.9%
Aged 30-39	13.0%	8.0%	10.8%	10.3%	11.6%	12.4%	11.1%	11.7%	11.1%	14.1%
Aged 40-49	12.7%	11.8%	11.6%	12.0%	12.3%	12.7%	12.0%	12.4%	12.8%	13.7%
Aged 50-59	14.2%	15.7%	16.0%	14.2%	14.6%	14.1%	13.8%	14.3%	14.1%	12.9%
Aged 60+	22.5%	37.6%	24.6%	27.7%	25.3%	25.1%	28.2%	25.8%	27.3%	21.3%
Average Age	39.2	47.1	40.1	41.9	40.7	40.5	42.0	40.9	41.8	38.9
Housing Status (% of H'holds)										
Owner/Purchaser	76.7%	78.5%	77.8%	67.7%	74.8%	74.2%	72.4%	74.2%	73.9%	67.9%
Renter	23.3%	21.5%	22.2%	32.3%	25.2%	25.8%	27.6%	25.8%	26.1%	32.1%
Birthplace (% of Pop'n)										
Australian Born	89.4%	90.1%	88.0%	85.1%	88.3%	89.7%	87.9%	88.6%	89.3%	72.9%
Overseas Born	10.6%	9.9%	12.0%	14.9%	11.7%	10.3%	12.1%	11.4%	10.7%	27.1%
- Asia	2.0%	0.6%	2.0%	2.4%	2.0%	2.5%	1.3%	2.0%	2.5%	10.7%
- Europe	5.7%	6.8%	7.6%	9.3%	6.9%	4.9%	8.1%	6.6%	5.5%	8.0%
- Other	2.9%	2.6%	2.3%	3.2%	2.9%	2.8%	2.6%	2.8%	2.8%	8.4%
Family Type (% of Pop'n)										
Couple With Dep't Children	42.4%	31.3%	37.6%	29.6%	37.8%	42.1%	35.5%	38.5%	40.5%	45.2%
Couple With Non-Dep't Child	7.6%	7.0%	8.1%	7.5%	7.6%	6.6%	7.5%	7.3%	6.8%	7.8%
Couple Without Children	24.7%	33.3%	27.5%	24.5%	25.7%	25.8%	25.0%	25.6%	26.1%	23.0%
Single With Dep't Child	10.0%	7.5%	11.4%	14.6%	11.1%	9.1%	11.9%	10.7%	9.4%	8.9%
Single With Non-Dep't Child	2.8%	3.0%	3.6%	5.0%	3.5%	2.9%	4.3%	3.5%	3.5%	3.7%
Other Family	0.7%	0.8%	0.7%	0.9%	0.8%	0.8%	0.8%	0.8%	0.8%	1.1%
Lone Person	11.8%	17.1%	11.0%	17.8%	13.5%	12.7%	15.2%	13.6%	13.0%	10.2%

Trade Area Population

Trade Area Sector	Forecast Population 2021	Forecast Population 2026	Average Annual Change (%) 2021-2026
Primary Sector	38,640	40,890	1.1%
Secondary Sectors			
- South-west	8,925	9,425	1.1%
- South	5,870	5,970	0.3%
- West	16,355	16,855	0.6%
Total Secondary	31,150	32,250	0.7%
Main Trade Area	69,790	73,140	0.9%
Tertiary Sectors			
- North-east	35,200	36,700	0.8%
- West	24,280	25,280	0.8%
Total Tertiary	59,480	61,980	0.8%
Total Trade Area	129,270	135,120	0.9%

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.