



Stockland

—
Green Hills

A key destination



Discover a unique opportunity

Stockland Green Hills is a highly successful 32,900 square metre sub-regional shopping centre in the Lower Hunter Region of NSW. Ranked first for MAT specialty sales productivity in 2014 Shopping Centre News (SCN) Little Guns and in the top three centres every year since 2004.

The redevelopment is transforming Green Hills into a place where aspirational fashion meets the convenience of neighbourhood shopping, where an incredible new dining experience meets local providers who've been with the community for generations. All wrapped up to deliver the desired shopping experience our customers are waiting for.





Green Hills is the only
major shopping centre
in its total trade area

*Source: Quantum leakage sizing, July 2013. ^ Location IQ, Sept 2014.

Specialty stores outperforming at
\$14,262 per sqm

#1 Little Gun
for best performing
sub-regional in Australia

Total GLA
70,000sqm
(approx) on completion of development

Approximate cost
\$372m

Estimated to escape to 3 key
centres outside the trade area
\$234m*
Kotara, Charlestown, Newcastle

Escape expenditure
\$867m

Total trade area sales
growing from \$3.1bn to
\$3.7bn^
by 2018

Total trade area population
241,040 expanding to
255,000



—
37,000sqm of
new retail space
growing the centre
to 70,000sqm
—



—
Entertainment and
leisure includes a
garden courtyard
and restaurants in
the pavilion dining
precinct
—



—
A place where
aspirational
fashion meets the
convenience of
neighbourhood
shopping
—



—
Features Target,
Harris Scarfe,
Dan Murphy's plus
5 new mini majors,
additional
143 specialties
and kiosks
—



—
Multi-level car park
for 3,100 cars
—



Green Hills design becomes the best in class within the trade area



New

Easily legible two level traditional gun barrel mall

Simple well-distributed four levels of free parking

A contemporary food and casual dining offer

Existing

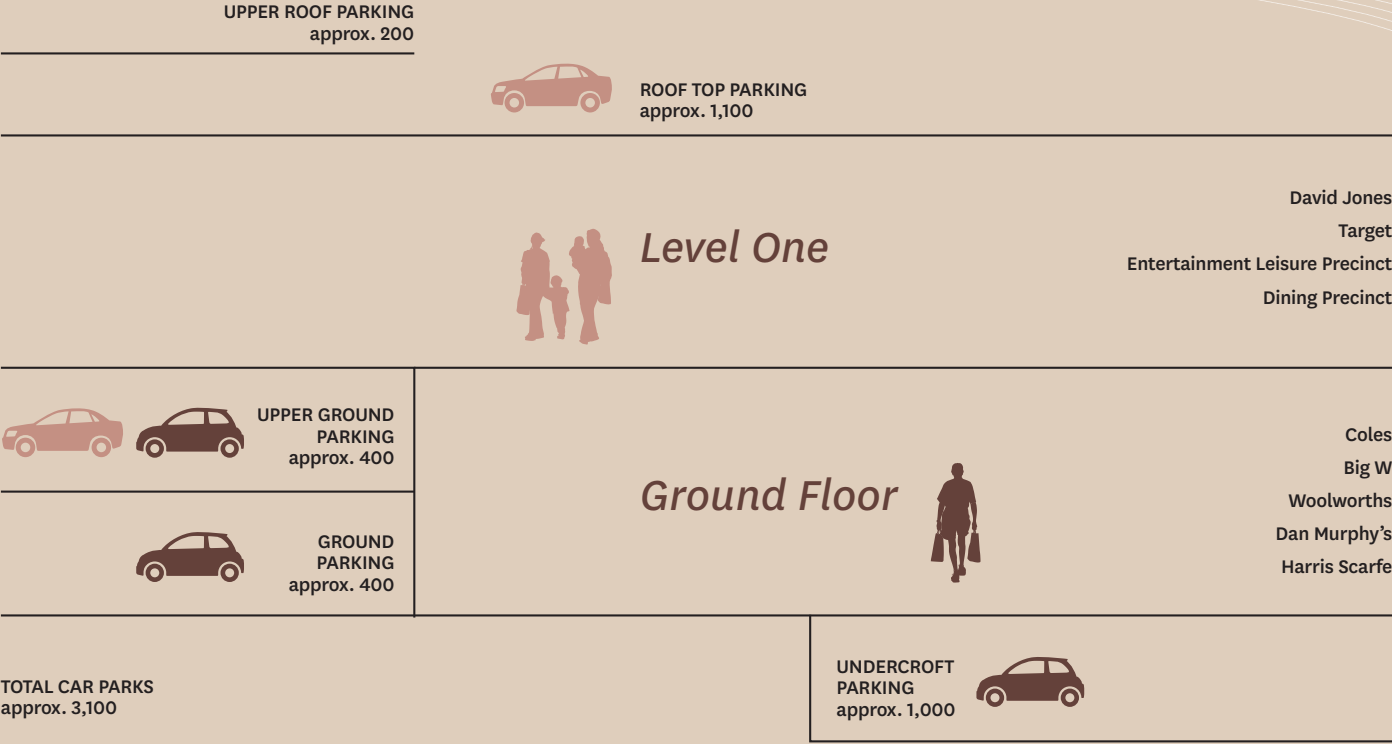
Existing majors retained

Top 10 performers Big W, Woolworths nationally

Easy access via connections to external road network

Strong car park management with park assist to maintain customer parking

Car parking convenient access





Introducing the trade area

The Lower Hunter Valley region is wealthy, with a diverse economy and a growing population. The entire trade area for the centre is above average population and income growth with exceptionally high growth in the target areas, to the north and west of the centre.

The centre services a main trade area of approximately 110,000 people, a total trade area population which is 241,040 people and forecast to grow to over 280,000 by 2026. The area consists of a higher proportion of young families with dependent children with an average age in the main trade area of 37.1 years which is younger than the non-metro NSW average of 40.1.

*On completion of development
Source: Location IQ Stockland Green Hills Expansion Potential Assessment, Sept 2014.

The highest income households are all to the north and west of the trade area placing our centre between the wealthiest areas and existing regional shopping centres.

The trade area population is predominantly Australian born at 92.1% and home ownership levels are above the non-metro NSW average metrics.

There are no major regional centres located within the trade area



Trade area expenditure

Total trade area's retail expenditure is currently estimated at \$3.1 billion a year and is projected to increase to \$3.7 billion in 2018. On top of this, the current level of escape expenditure is estimated at \$867 million or around 28% of current retail spending.

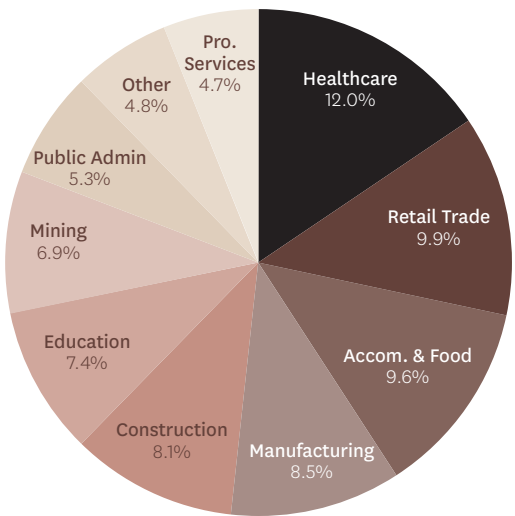
Total trade area retail expenditure

\$3.7 billion growing at 5.3% per annum between 2017 and 2021

Source: Location IQ, September 2014.

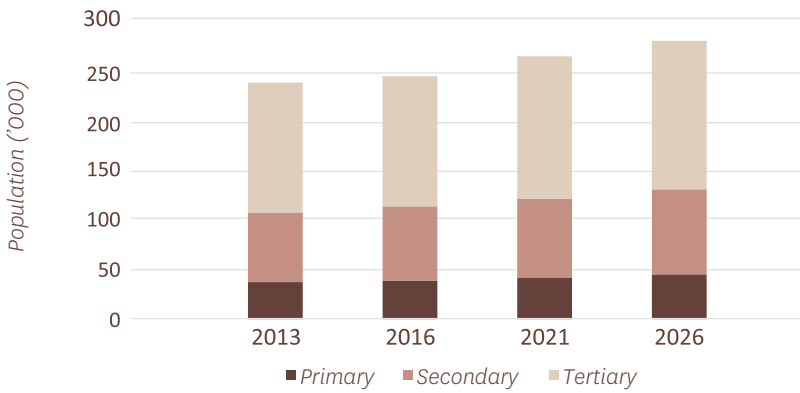


Hunter Region top 10 industry employment sectors

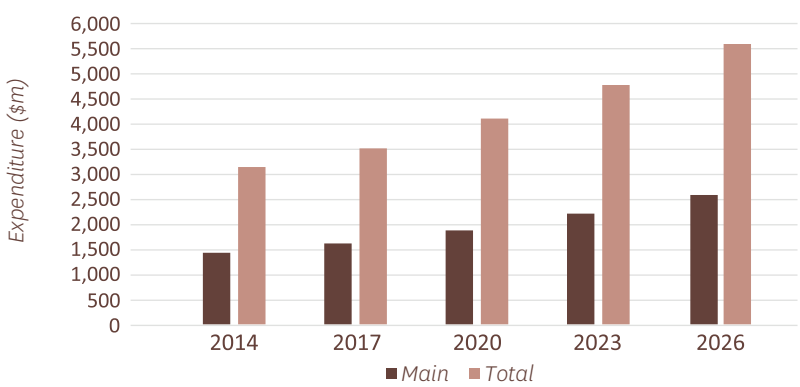


Mining accounts for less than 7% of employment and is the 7th largest employer in the area.

Trade area population to reach over 250,000 within 2 years



Trade area expenditure to reach over \$3.7 billion at opening



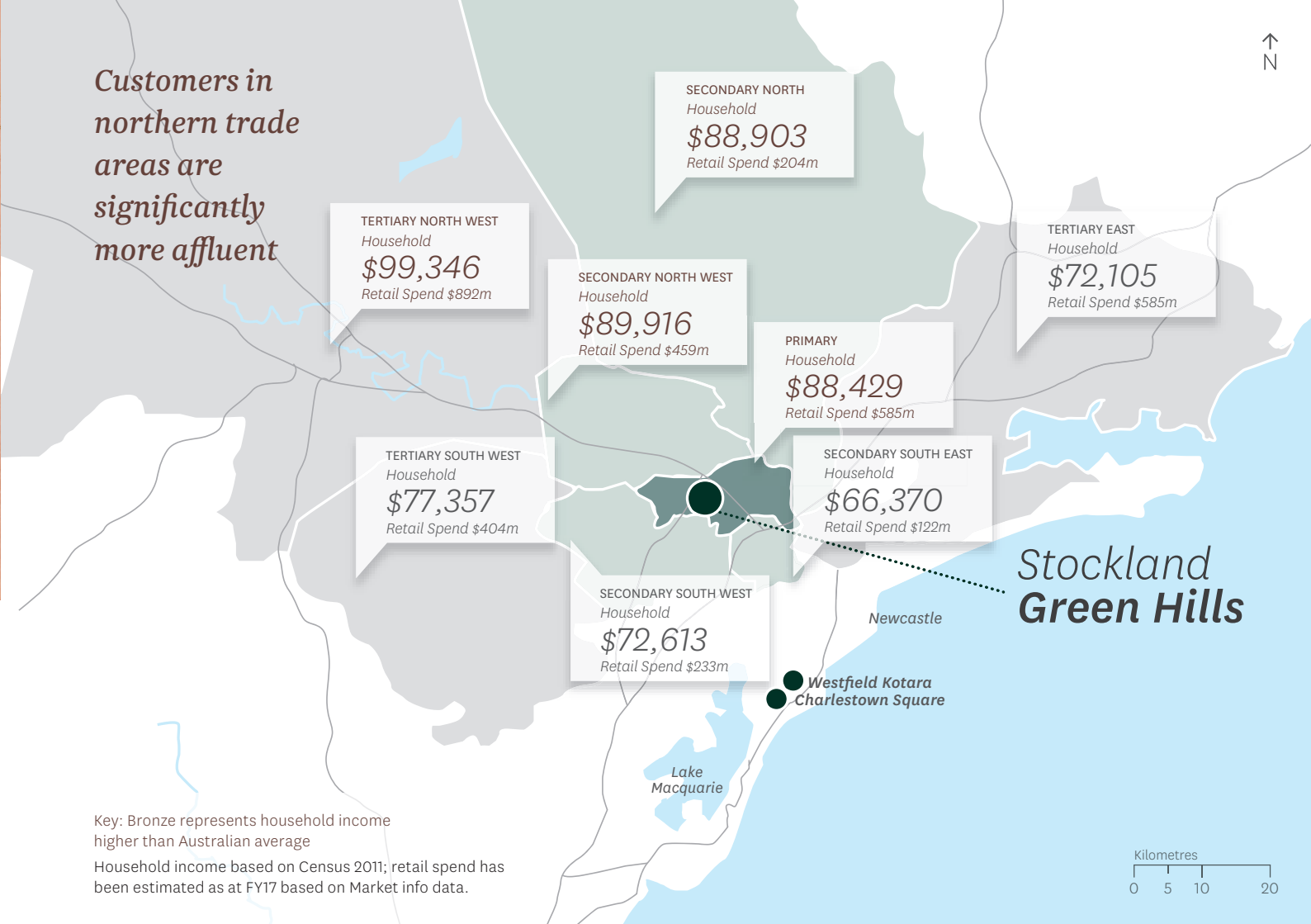


Located within a wealthy trade area

Average household income	Home ownership	Families with dependent children	Total trade area population	Retail expenditure growth forecast
\$85,131 17% higher than non metro NSW average	72.4% higher than Australian average*	55% higher than Australian average*	255,000 on completion	4.9% per annum*

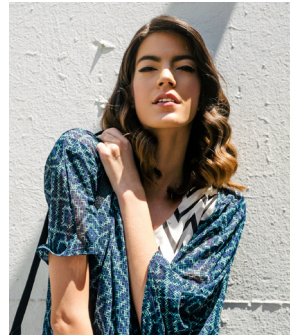
*Total trade area

Customers in northern trade areas are significantly more affluent



Urban youth fashion

The centre's fashion offering will be greatly increased, with the addition of exciting new fashion retailers, accompanied by a mix of dynamic youth brands.



Style on every level



Entertainment and leisure

The Entertainment Precinct will act as a community hub boasting fresh new eating options, meeting points for family and friends including an eagerly awaited garden courtyard with indoor/outdoor pavilion dining and entertainment.



More to explore



Garden courtyard

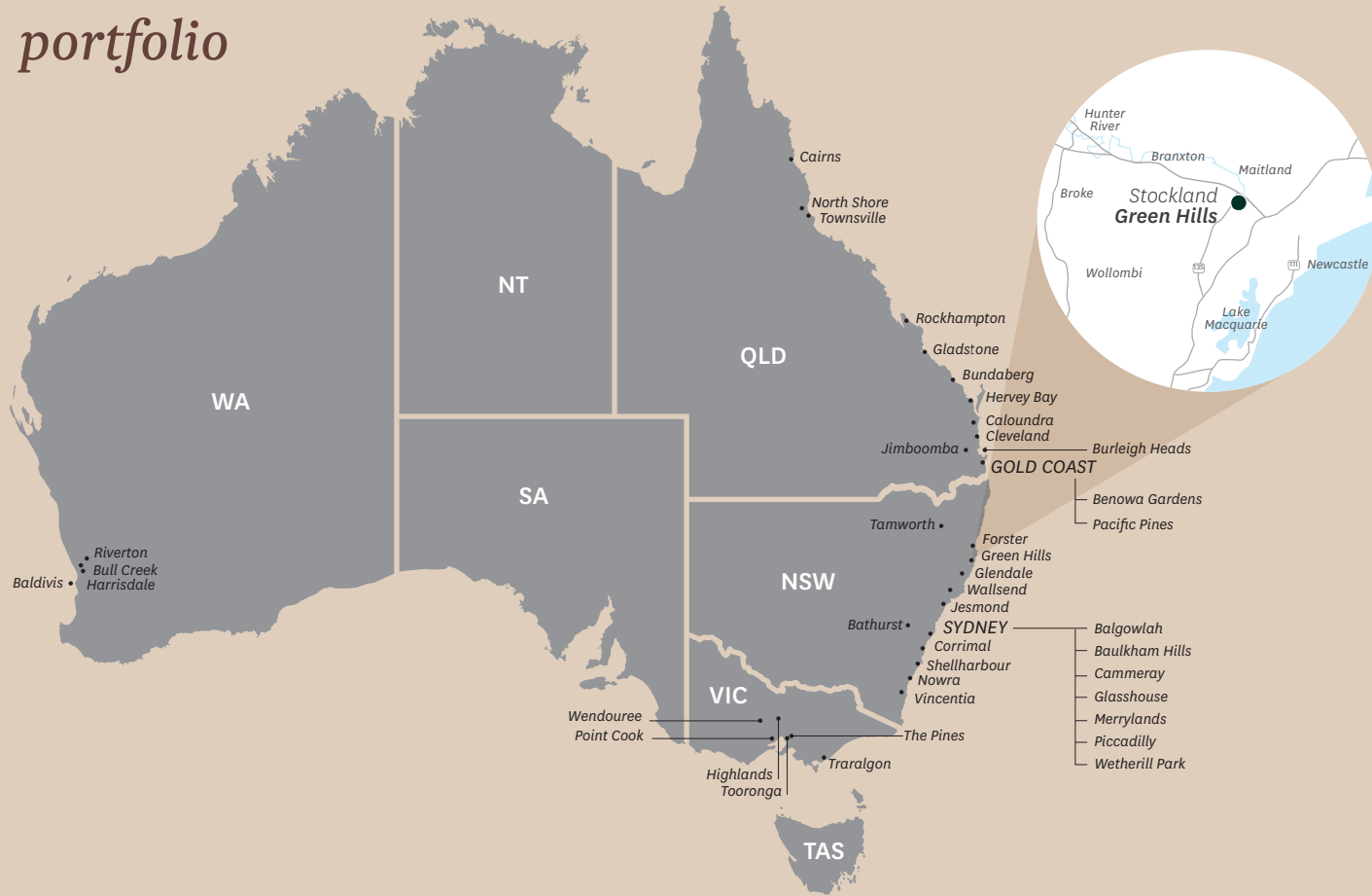
Our expanded and relocated food court will feature an enclosed area with additional all-weather seating with a garden courtyard feel for the new casual dining precinct. Offering an array of retail opportunities with a great range of dining options catering for the community.



Courtyard casual dining



The Stockland portfolio



A significant development pipeline

6 centres

forecast to commence developments
in the next 12 months

One of the

largest retail

property owners, developers
and managers in Australia

Logistics & Business Parks portfolio
with 25 properties valued at

\$1.8bn



Stockland

Shopping centres nationally
valued at approximately

\$6.6bn

Over \$6.5bn

in sales annually from around

3,500 retail stores

One of the leading retirement
living operators with over

9,400 established units

across Australia

The leading residential developer,
with over 78,800 lots
and a total end value of

\$20.1bn

Australia's largest

diversified

property company

Centre

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