



Stockland

—
Green Hills

A key destination



Discover a unique opportunity

Stockland Green Hills has been a highly successful 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 have 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

1. Sales at December 2015

2. Estimate using Quantum NAB data, 12 months to February 2017 at suburb level

3. Location IQ, June 2016

Specialty stores outperforming at
\$14,084 per sqm¹

#1 Little Gun
*for best performing
sub-regional in Australia in 2015
(specs MAT/m²)*

**Total GLA
74,000sqm**
(approx) on completion of development

Approximate redevelopment cost
\$412m

*Estimated to escape to 3 key
centres outside the trade area*
\$253m²
Kotara, Charlestown, Newcastle

*Escape expenditure
estimated*
\$1bn³

*Total trade area retail expenditure
growing from \$3.69bn to*
\$3.87bn³
by 2018

*Total trade area population
248,000 expanding to*
255,000³



—
37,000sqm of
new retail space
growing the centre
to 74,000sqm
—



—
Entertainment and
leisure includes a 7
screen HOYTS LUX
cinema complex
and new casual
dining precinct
—



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



—
Features
David Jones, 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

Existing

Shopper-friendly two level traditional gun barrel mall

Simple well-distributed four levels of free parking

Existing majors retained

Well-performing Woolworths and Big W

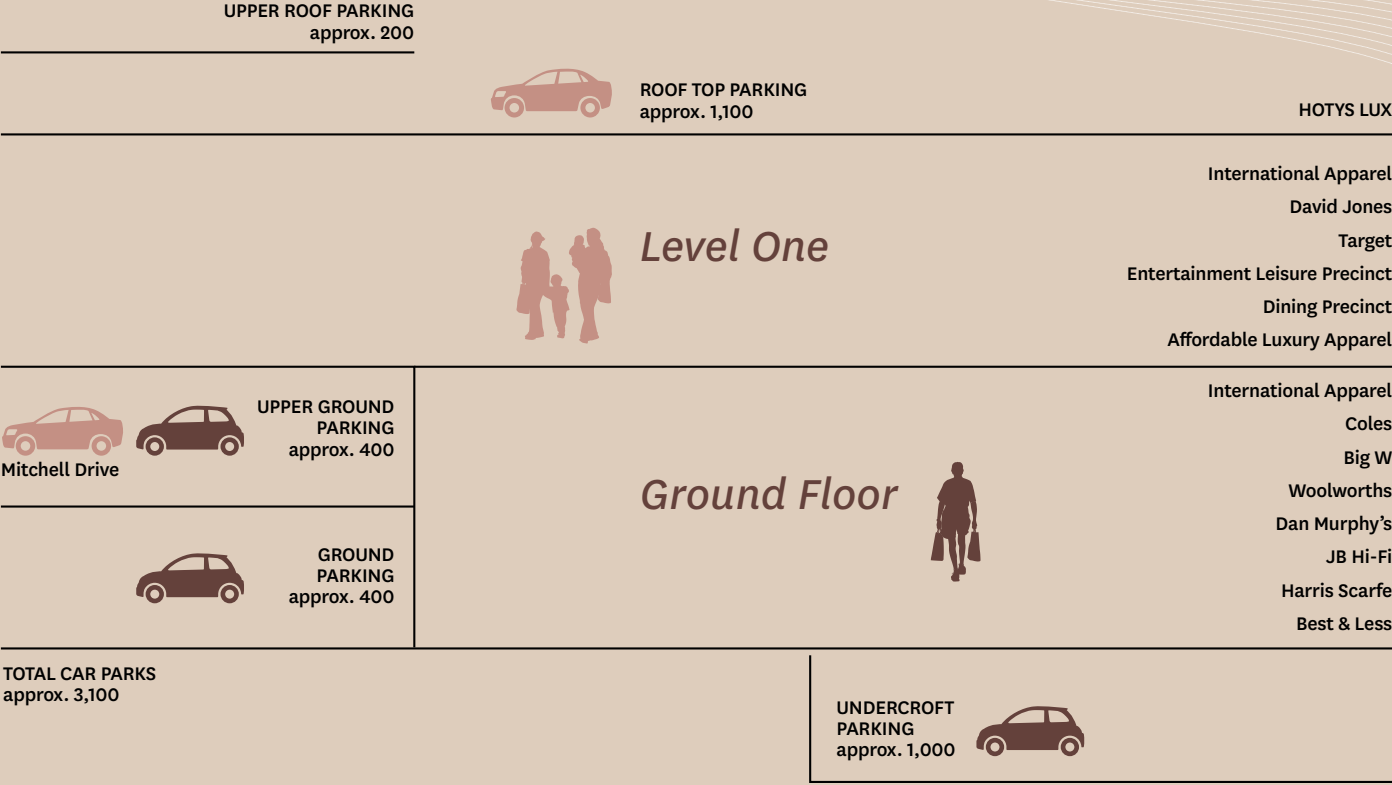
A contemporary food and casual dining offer

New retailers to meet customer demand

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 high growth in the target areas, to the north and west of the centre.

The centre services a main trade area of approximately 113,000 people, a total trade area population which is 248,000 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.



Trade area expenditure

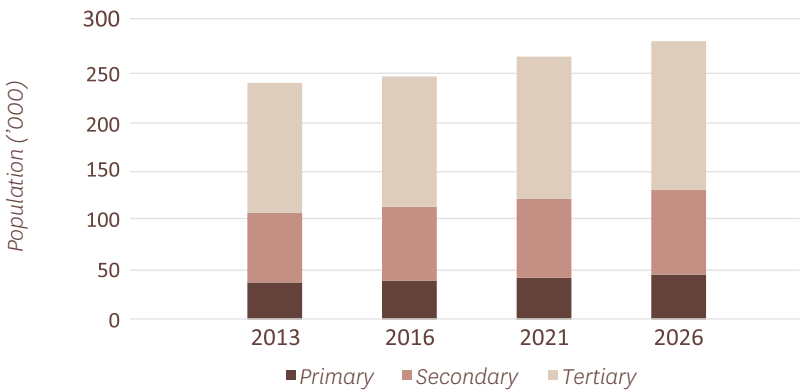
Total trade area's retail expenditure is currently estimated at \$3.69 billion a year and is projected to increase to \$3.87 billion by 2018. On top of this, the current level of escape expenditure is estimated at \$1 billion or around 30% of current retail spending.

Total trade area retail expenditure

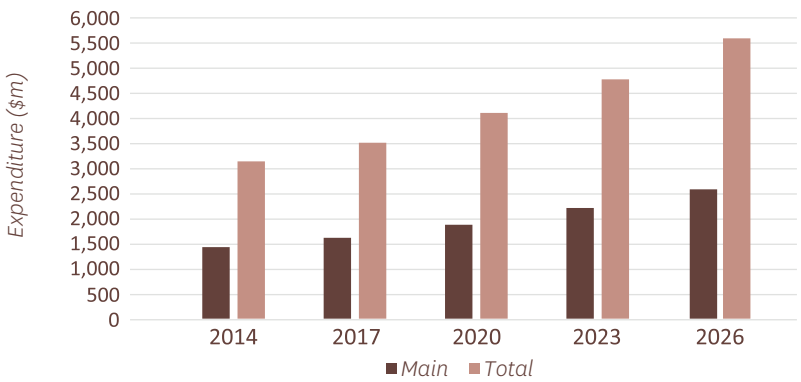
\$3.69 billion growing at 4.8% per annum between 2017 and 2021

³Location IQ June 2016

Trade area population to reach over 250,000 within 2 years³



Trade area expenditure to reach over \$3.87 billion at opening³



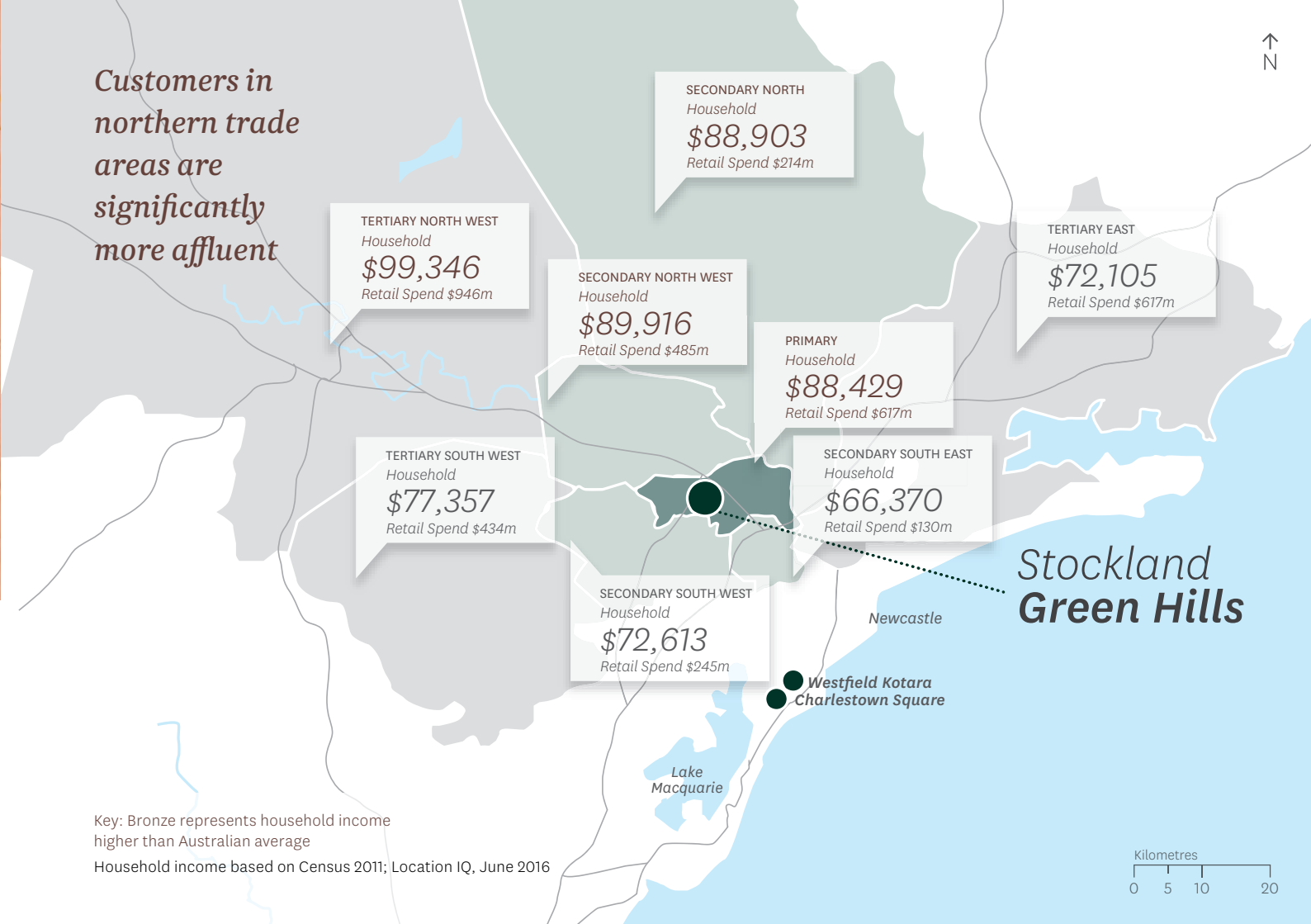


Located within a
wealthy trade area

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%. Which is higher than Australian average	55%. Which is higher than Australian average*	255,000 on completion	4.8% 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



More to explore



Entertainment and leisure

The Entertainment Precinct will act as a community hub boasting a 7 screen HOYTS LUX cinema complex, fresh new eating options, meeting points for family and friends including an eagerly awaited garden courtyard with indoor/outdoor pavilion dining.



Garden courtyard

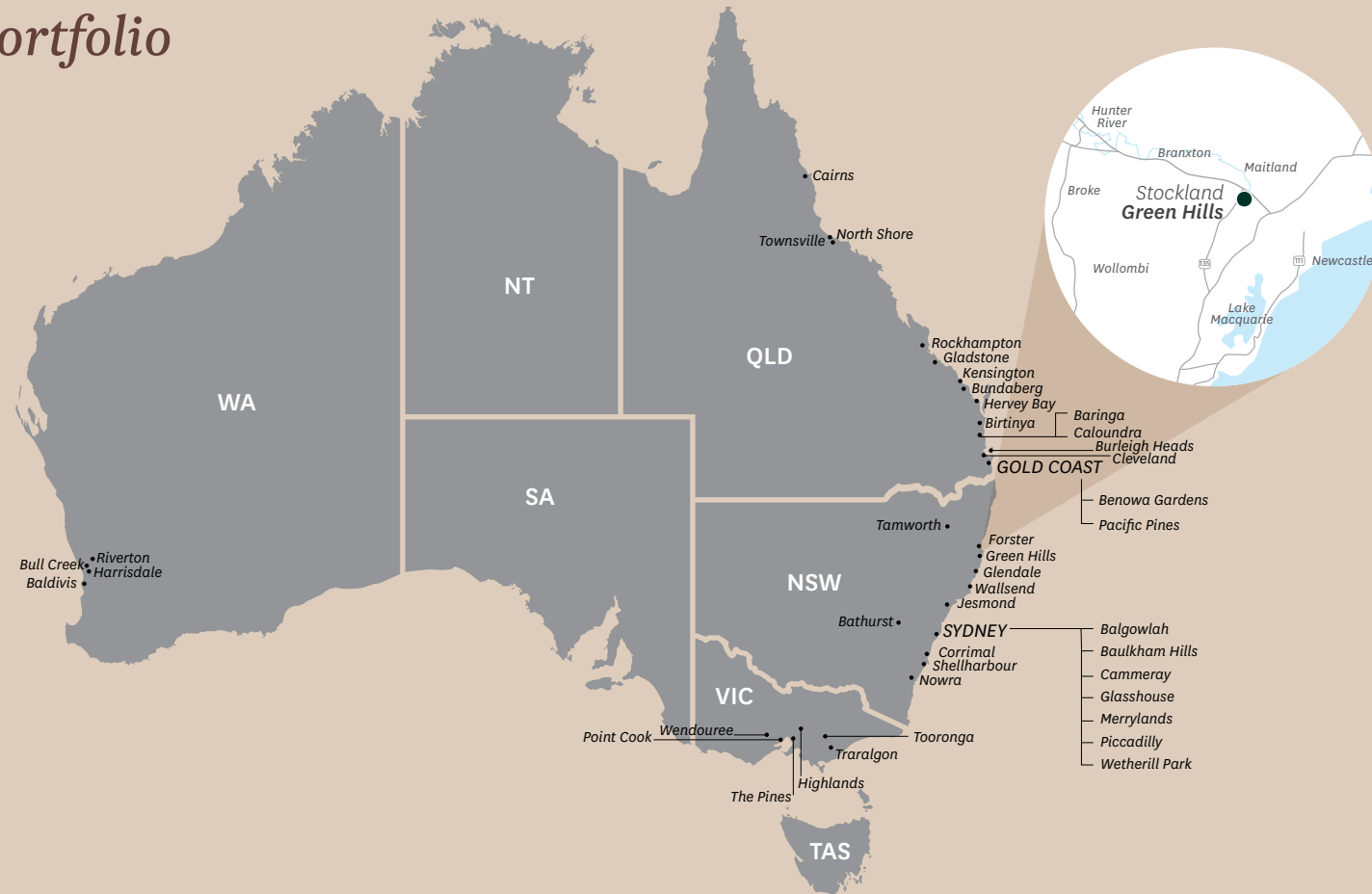
Our expanded and relocated food court will feature an enclosed area with additional all-weather seating with a garden courtyard feel for the new casual dining precinct. Offering an array of retail opportunities with a great range of dining options catering for the community.



Courtyard casual dining



The Stockland portfolio



A significant development pipeline of
4 centres
 forecast to commence development
 in the next 12 months and
3 centres
 already under development

One of the
largest retail
 property owners, developers
 and managers in Australia

Logistics & Business Parks portfolio
 with 27 properties valued at
\$2.0bn

Over \$6.5bn
 in sales annually from around
3,500 retail
 stores



Stockland

Shopping centres nationally
 valued at approximately
\$7.0bn

One of the leading retirement
 living operators with
over 9,400
 established units
 across Australia

The leading residential developer,
 with over 72,600 lots
 and a total end value of
\$18.2bn

Australia's largest
diversified
 property company

Centre

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Stockland

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