



Stockland



Birtinya



About Stockland Birtinya

Stockland Birtinya will be centrally located on the Sunshine Coast. The centre will form the major retail component of Stockland's Oceanside residential community development which is planned to include between 40,000 and 50,000 residents once fully developed.

Upon completion, the retail district will feature Coles, Aldi and fresh food. The centre will be located within close proximity to a number of education and sporting related facilities and will adjoin the Sunshine Coast Health and Hospital precinct. Additionally, the centre will have conveniently located car parking and will be accessible in the future by public transport when the Caboolture to Maroochydore rail service is complete.

Stockland Birtinya will be consciously different to its competitors with architectural finishes and a relaxed atmosphere. Creating a great place for convenience shopping, having a coffee or meeting friends for a casual dining experience.

Sources: Location IQ, July 2017





Part of Stockland Oceanside's development which is planned to include between 40,000 – 50,000 residents

—
New casual dining precinct
6 restaurants
—

—
Coles, Aldi,
fresh food and casual dining
—

—
On Grade
Parking
—

—
Over
40 new retailers
—

—
Retail expenditure
\$1.29bn
in 2018 in the main trade area
—

—
Retail expenditure growing at
5.7%
annually in the main trade area
—

Introducing the trade area

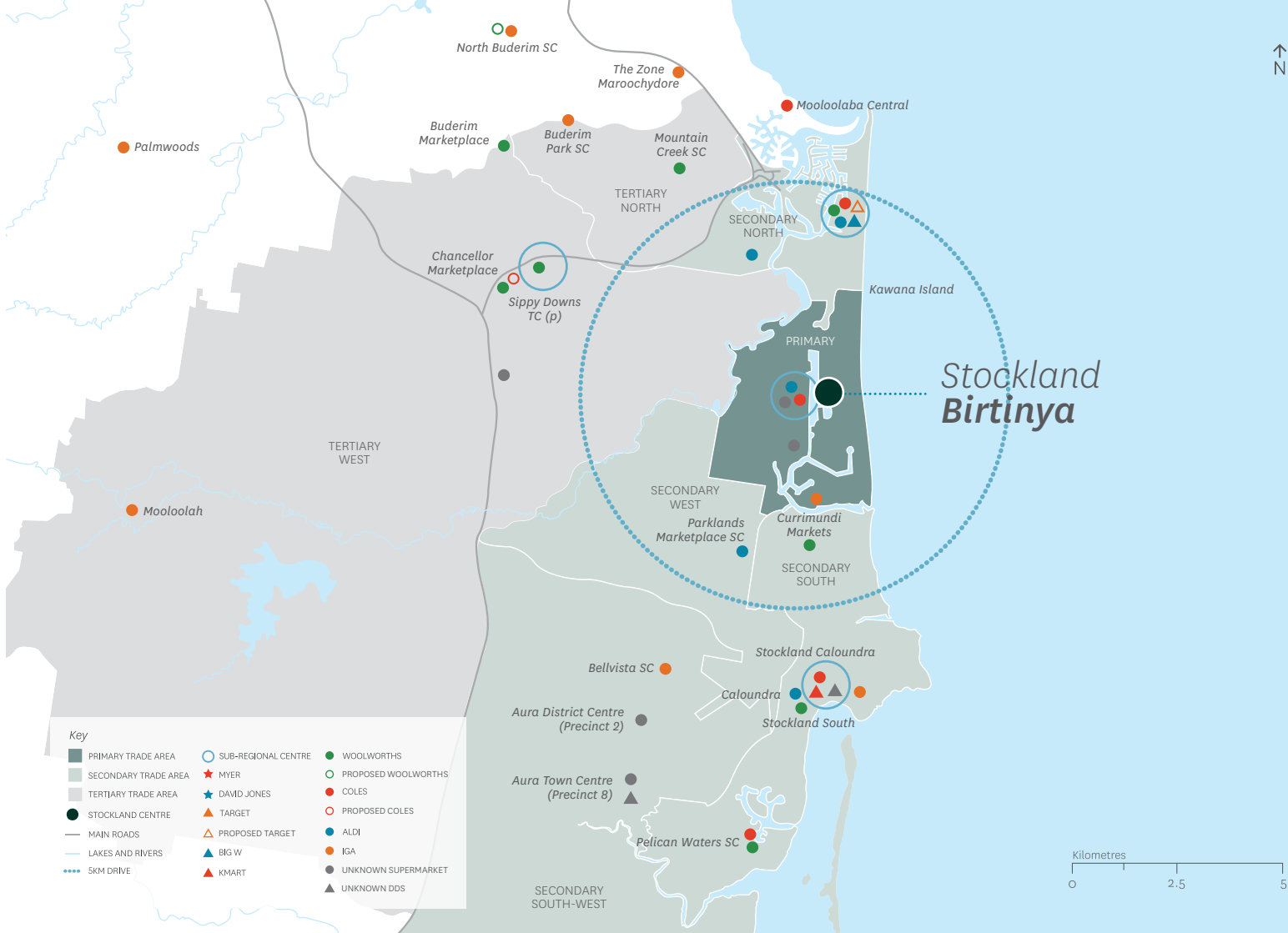
The Birtinya region has a growing population. The centre is projected to service a total trade area population of 182,880 by 2031.

The total trade area consists of a high proportion of home owners with a 68.1% home ownership rate which is higher than the non-metro Queensland average of 64.7%.

Stockland Birtinya will have good visibility from Kawana Way, a major arterial. It will also adjoin the Sunshine Coast Health Precinct, which incorporates the Sunshine Coast University Hospital, Sunshine Coast University Private Hospital, and the Sunshine Coast Health Institute, Australia’s single largest investment in health infrastructure.

Sources:
Location IQ, July 2017; ABS Census of Population and Housing 2016

Birtinya is centrally located on the Sunshine Coast, benefiting from the area’s high tourism and growing workforce. Tourists and workers are projected to add an additional 15% of sales from beyond the total trade area.



Trade area demographics

Characteristics	Primary Sector	Secondary Sectors				Main TA	Tertiary Sectors		Total TA	Non-Metro QLD Average	Aust Average
		North	South	South-West	West		North	West			
Income Levels											
Average Per Capita Income	\$36,885	\$39,013	\$35,787	\$32,957	\$31,561	\$35,897	\$37,703	\$33,763	\$35,668	\$35,280	\$38,500
Per Capita Income Variation	4.5%	10.6%	1.4%	-6.6%	-10.5%	1.7%	6.9%	-4.3%	1.1%	n.a.	n.a.
Average Household Income	\$96,569	\$95,795	\$81,056	\$92,044	\$80,426	\$87,568	\$103,586	\$92,472	\$90,258	\$87,408	\$98,486
Household Income Variation	10.5%	9.6%	-7.3%	5.3%	-8.0%	0.2%	18.5%	5.8%	3.3%	n.a.	n.a.
Average Household Size	2.6	2.5	2.3	2.8	2.5	2.4	2.7	2.7	2.5	2.5	2.6
Age Distribution (% of Pop'n)											
Aged 0-14	20.9%	19.4%	15.0%	23.3%	20.0%	18.4%	19.8%	20.0%	18.9%	18.7%	18.0%
Aged 15-19	6.2%	5.9%	5.5%	6.7%	6.9%	6.0%	7.6%	8.5%	6.7%	6.2%	6.1%
Aged 20-29	11.7%	12.9%	7.7%	13.4%	8.4%	10.2%	9.1%	12.5%	10.5%	12.3%	13.9%
Aged 30-39	12.8%	13.3%	9.7%	14.3%	10.8%	11.6%	10.2%	11.3%	11.4%	12.5%	14.1%
Aged 40-49	14.8%	13.7%	13.2%	13.3%	13.8%	13.6%	16.0%	14.5%	14.1%	13.7%	13.7%
Aged 50-59	12.6%	12.5%	14.2%	10.7%	9.8%	12.7%	15.4%	12.3%	12.9%	13.6%	12.9%
Aged 60+	20.9%	22.4%	34.7%	18.4%	30.3%	27.5%	22.0%	21.0%	25.5%	23.1%	21.3%
Average Age	38.4	39.0	46.1	35.7	42.4	41.7	39.5	38.0	40.7	39.6	38.9
Housing Status (% of H'holds)											
Owner/Purchaser	61.6%	61.0%	67.3%	66.7%	75.6%	65.8%	78.9%	70.2%	68.1%	64.7%	67.9%
Renter	38.4%	39.0%	32.7%	33.3%	24.4%	34.2%	21.1%	29.8%	31.9%	35.3%	32.1%
Birthplace (% of Pop'n)											
Australian Born	83.2%	77.8%	81.2%	80.2%	77.5%	80.2%	76.9%	79.0%	79.6%	82.3%	72.9%
Overseas Born	16.8%	22.2%	18.8%	19.8%	22.5%	19.8%	23.1%	21.0%	20.4%	17.7%	27.1%
• Asia	1.2%	2.3%	1.7%	2.2%	1.3%	1.8%	1.3%	2.5%	1.9%	3.5%	10.7%
• Europe	7.1%	8.2%	9.0%	9.0%	12.3%	8.9%	10.8%	8.7%	9.1%	6.0%	8.0%
• Other	8.5%	11.7%	8.2%	8.6%	8.9%	9.1%	10.9%	9.8%	9.5%	8.1%	8.4%
Family Type (% of Pop'n)											
Couple With Dep't Children	45.1%	42.7%	34.9%	49.1%	44.8%	40.9%	49.7%	47.7%	43.4%	41.7%	45.2%
Couple With Non-Dep't Child	7.0%	5.8%	6.6%	6.3%	6.4%	6.4%	8.6%	7.0%	6.8%	6.7%	7.8%
Couple Without Children	25.2%	26.0%	32.0%	22.8%	26.4%	28.0%	24.7%	24.1%	26.8%	26.1%	23.0%
Single With Dep't Child	9.9%	10.7%	8.7%	12.6%	9.9%	9.9%	7.3%	10.3%	9.6%	10.3%	8.9%
Single With Non-Dep't Child	4.1%	3.8%	3.9%	3.0%	2.1%	3.6%	3.0%	3.0%	3.4%	3.5%	3.7%
Other Family	1.0%	0.7%	0.8%	0.6%	0.6%	0.8%	0.6%	0.7%	0.7%	0.9%	1.1%
Lone Person	7.7%	10.3%	13.1%	5.6%	9.8%	10.4%	6.2%	7.1%	9.2%	10.8%	10.2%

Sources: ABS Census of Population and Housing 2016





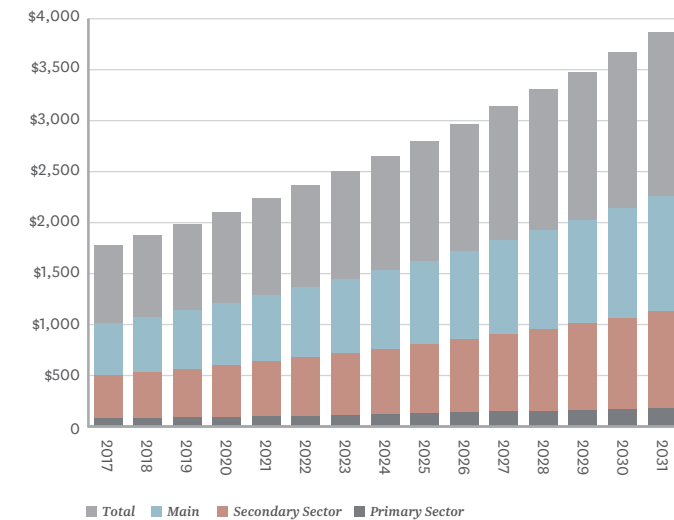
Trade area expenditure

Main trade area's retail expenditure is estimated to be \$1.29 billion in 2018.

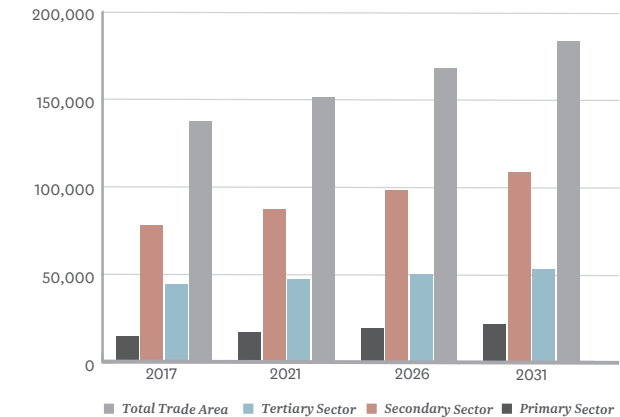
Birtinya's economy continues to experience growth with main trade area retail expenditure forecast to grow at 5.7% per annum.

Sources: ABS Census of Population and Housing 2016; Location IQ, July 2017

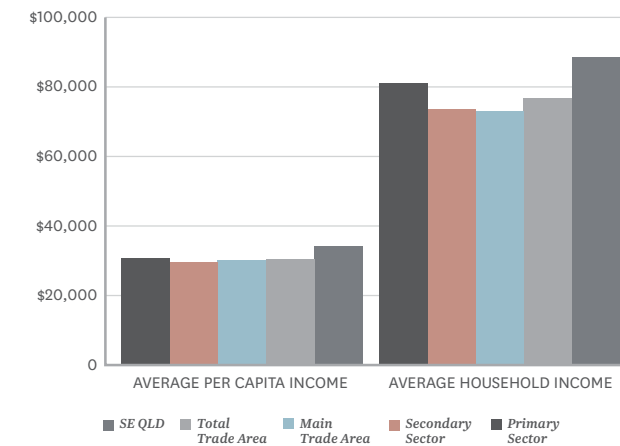
Retail Expenditure



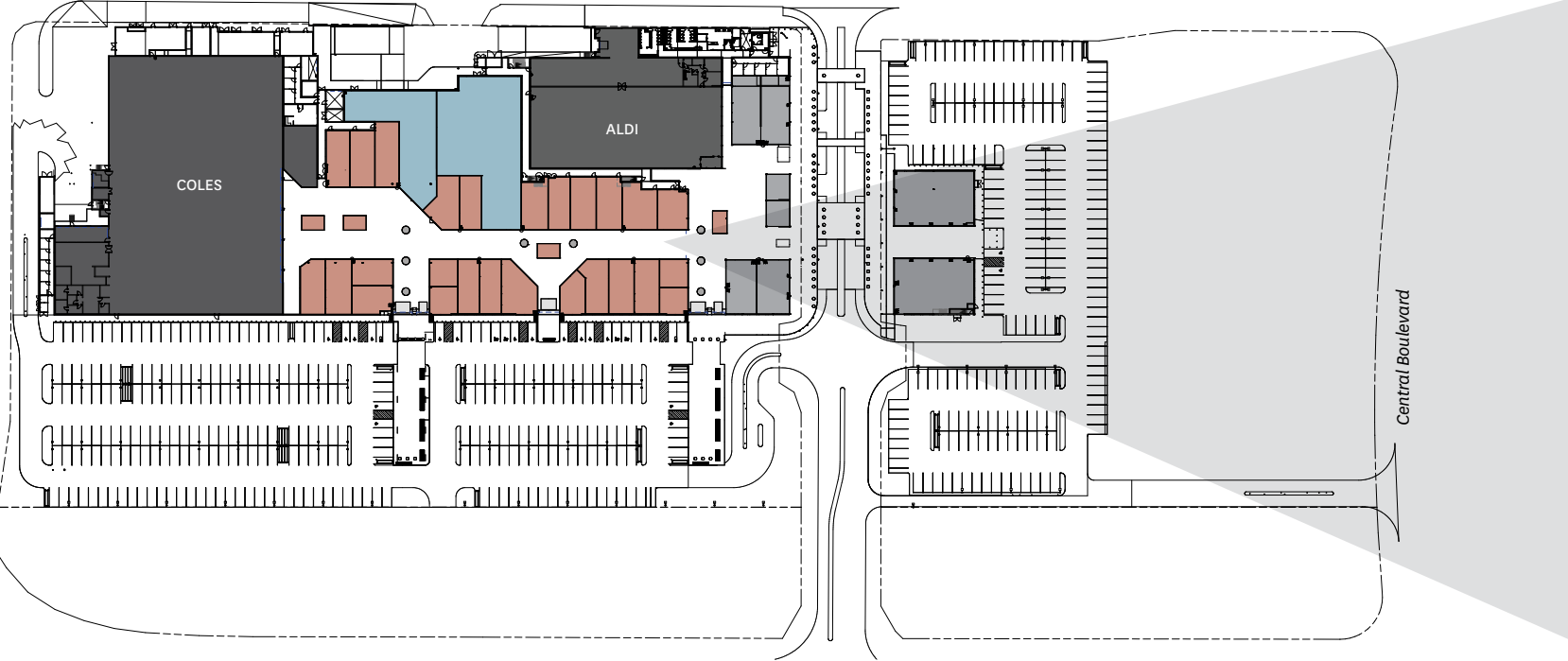
Population Growth



Household Income



Entire floor plan



Key

- Major
- Mini-major
- Specialty
- Casual dining

Indicative leasing plan only. Subject to change and final Stockland approval.

Internal floor plan

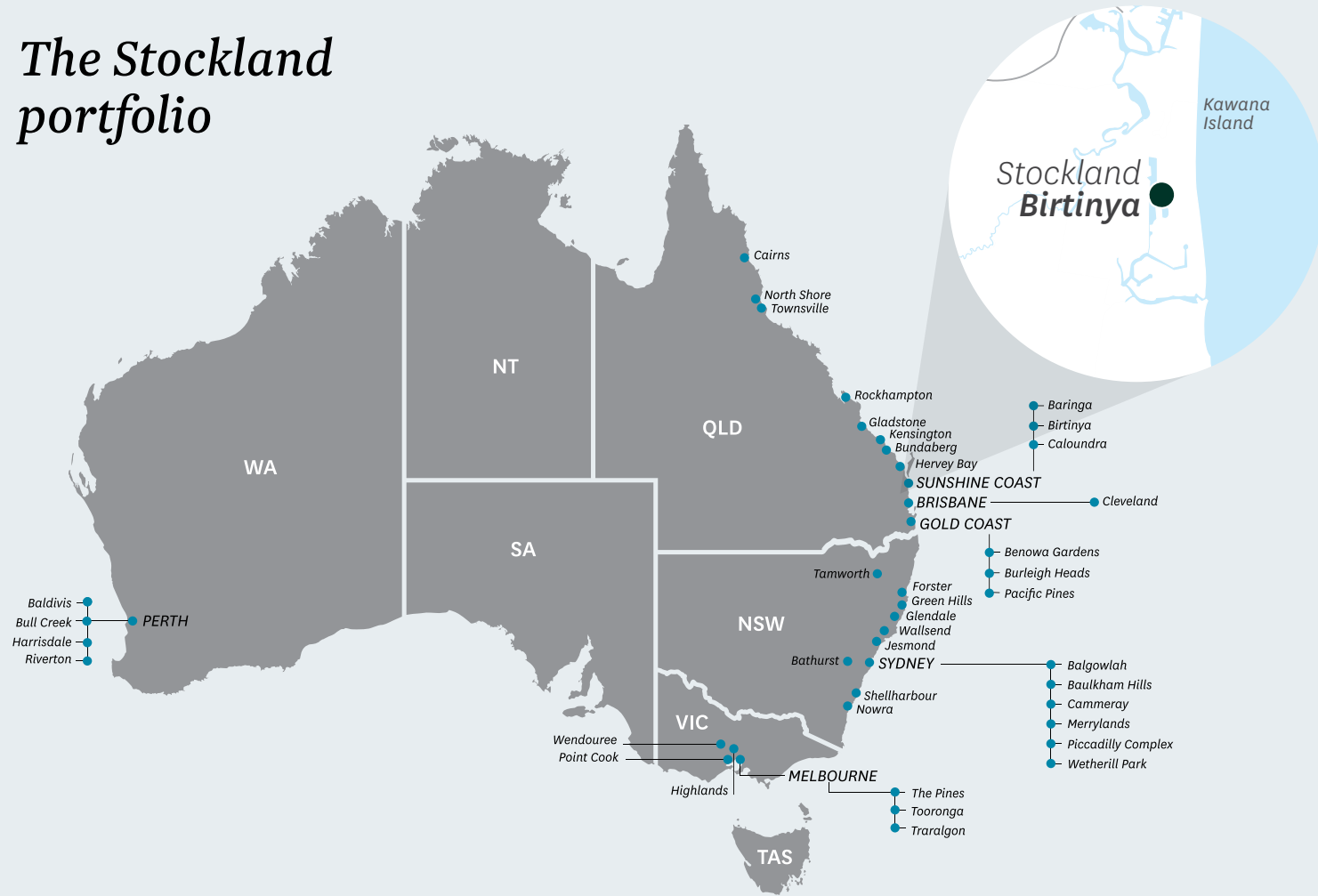


Key

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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 **\$6.7bn**
in sales annually from around
3,500 retail
stores



Stockland

Shopping centres nationally
valued at approximately
\$7.1bn

One of the leading retirement
living operators with
over 9,600
established units
across Australia

The leading residential developer,
with over 80,400 lots
and a total end value of
\$21.1bn

Australia's largest
diversified
property company

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