

# *Property Portfolio*



## Property Summary

Type	Neighbourhood	Number of Specialties	12
Valuation (\$m)	18.3	Cap Rate	8.00%
Centre GLA (sqm)	4,949	Occupancy	99%
Anchor Tenant(s)	Woolworths	WALE (years)	16.0

## Location details

- Located in Albury/ Wodonga on the north-eastern border of Victoria and New South Wales, approximately 300 km north-east of Melbourne
- Completed December 2011
- The centre building occupies the north-western part of the site and includes a single internal specialty mall. Car parking is provided to the south
- The site is located on the intersection of Victoria Cross Parada and Keliher Avenue, a major east-west traffic route in southern Wodonga
- Southern Rise Education Centre is located adjacent to Woolworths White Box Rise, while an aquatic centre is currently being developed to the east

# Ayr (Burdekin Plaza)

116 - 118 Edward Street  
Ayr QLD



## Property Summary

Type	Neighbourhood	Number of Specialties	9
Valuation (\$m)	18.7	Cap Rate	8.00%
Centre GLA (sqm)	5,513	Occupancy	96%
Anchor Tenant(s)	Coles	WALE (years)	10.3

## Location details

- The centre located in the town of Ayr is 88km south of Townsville
- Refurbished in 2011, the centre is anchored by Coles and also includes 9 speciality stores, 225 car parks
- Completed January 2000
- The centre's retail mix includes established National retailers

1 – 61 Curtis Street  
Ballarat VIC



## Property Summary

Type	Neighbourhood	Number of Specialties	4
Valuation (\$m)	20.0	Cap Rate	7.50%
Centre GLA (sqm)	8,964	Occupancy	100%
Anchor Tenant(s)	Big W / Dan Murphy's	WALE (years)	6.6

## Location details

- Located in the city of Ballarat, approximately 105 km west-north-west of Melbourne
- The centre comprises a single level, partially enclosed shopping centre anchored by Big W and a freestanding Dan Murphy's
- The centre also includes three external speciality tenancies, one office tenancy and an ATM

# Berala Plaza

157 Woodburn Road  
Berala NSW



## Property Summary

Type	Neighbourhood	Number of Specialties	5
Valuation (\$m)	18.5	Cap Rate	8.00%
Centre GLA (sqm)	4,340	Occupancy	100%
Anchor Tenant(s)	Woolworths	WALE (years)	17.3

## Location details

- Located in the suburb of Berala, approximately 18km west of Sydney CBD
- Completed August 2012
- Supermarket anchors the western part of the centre. Specialties are situated at the eastern part of the centre, either facing Woodburn Road or within an internal mall
- Situated on the southern side of Woodburn Road, adjacent to the Berala railway station. The Woodburn Road strip centre is located directly opposite the Woolworths store
- A railway underpass at the intersection of Woodburn and Kerrs Road, around 300 metres north of the centre, provides direct access to the residential area situated to the east of the railway line
- The majority of the area surrounding Woolworths Berala consists of densely populated, long-established residential development



# Blakes Crossing

83 Main Terrace  
Blakes Crossing  
Blakeview SA



## Property Summary

Type	Neighbourhood	Number of Specialties	14
Valuation (\$m)	19.3	Cap Rate	8.25%
Centre GLA (sqm)	5,078	Occupancy	97%
Anchor Tenant(s)	Woolworths	WALE (years)	11.6

## Location details

- Located in Blakeview, in outer northern Adelaide, approximately 30 km from the Adelaide CBD
- Completed July 2011
- Woolworths supermarket and specialty shops occupy the northern part of the site while parking is provided at grade to the south
- The centre is situated within a growth corridor in northern Adelaide

# Bridge Street

Bridge Mall  
Bridge Street  
Hamilton NZ



## Property Summary

Type	Freestanding	Number of Specialties	0
Valuation (\$m)	13.9	Cap Rate	7.50%
Centre GLA (sqm)	4,293	Occupancy	100%
Anchor Tenant(s)	Countdown	WALE (years)	14.3

## Location details

- Located in Bridgемall in Hamilton, approximately 1.5 km south-east of the Hamilton CBD
- Completed April 2013
- Previously provided 3,200 sqm of supermarket floor space; post redevelopment this has increased to 4,293
- The site is located on the south-eastern corner to two major roads within the City of Hamilton and is surrounded by commercial uses to the north and residential areas to the south

# Brookwater Village

2 Tournment Drive  
Brookwater QLD



## Property Summary

Type	Neighbourhood	Number of Specialties	9
Valuation (\$m)	25.2	Cap Rate	8.50%
Centre GLA (sqm)	6,761	Occupancy	100%
Anchor Tenant(s)	Woolworths	WALE (years)	14.6

## Location details

- Brookwater is a suburb within the Greater Springfield, 25km south-west of Brisbane
- Completed February 2013
- Woolworths-anchored shopping facility with a medical centre and car parking provided at undercroft level below the retail space
- The site is located on an arterial route through the Greater Springfield Area, connecting Orion Springfield Town Centre and the Centenary Highway with Redbank Plains and surrounding suburbs to the north
- Situated close to a number of residential estates currently under construction



# Burwood Dan Murphy's

312 Parramatta Road  
Burwood NSW



## Property Summary

Type	Freestanding	Number of Specialties	0
Valuation (\$m)	7.4	Cap Rate	7.00%
Centre GLA (sqm)	1,400	Occupancy	100%
Anchor Tenant(s)	Dan Murphy's	WALE (years)	13.9

## Location details

- The store is situated on Parramatta Road, the major east-west arterial route which links through to the Sydney CBD
- Completed November 2009
- Dan Murphy's Burwood is a freestanding liquor outlet of 1,400 sqm

# Busselton

56 Kent Street  
Busselton WA



## Property Summary

Type	Neighbourhood	Number of Specialties	6
Valuation (\$m)	19.2	Cap Rate	8.00%
Centre GLA (sqm)	5,181	Occupancy	100%
Anchor Tenant(s)	Woolworths	WALE (years)	18.5

## Location details

- Busselton is in the Shire of Busselton, reached via the Bussell Highway, 230km south of Perth
- Completed September 2012
- Woolworths anchored with open car parking, with vehicular ingress and egress available from both Duchess Street to the north and Kent Street to the south
- Three other supermarkets in the immediate vicinity, a second Woolworths on Queen Street, and Coles and Supa IGA stores
- An extensive range of other retail and community related facilities are also located in the town centre, including open-air facilities such as the Churchill Park recreation area



## Property Summary

Type	Neighbourhood	Number of Specialties	11
Valuation (\$m)	14.9	Cap Rate	9.00%
Centre GLA (sqm)	3,396	Occupancy	100%
Anchor Tenant(s)	Woolworths	WALE (years)	15.8

## Location details

- Cabarita beach is a coastal town located in northern New South Wales, a short distance south of the Queensland border
- Completed May 2013
- The site is located on the western side of Tweed Coast Road. Tweed Coast Road is the major coastal arterial which links through to the Pacific Highway in the north, and extends south past Pottsville
- The Supermarket occupies the south-west of the site, while half the specialties are situated within the internal mall. The remaining specialties front Tweed coast road to the east.
- The centre will be centrally located within the Cabarita Beach Town Centre, which is situated around Tweed Coast Road



## Property Summary

Type	Neighbourhood	Number of Specialties	13
Valuation (\$m)	16.3	Cap Rate	8.25%
Centre GLA (sqm)	5,851	Occupancy	96%
Anchor Tenant(s)	Woolworths	WALE (years)	17.1

## Location details

- Located 15 km south-west of the Newcastle Centre Business District and around 150 km north of Sydney
- Completed May 2010
- Woolworths supermarket is located at the southern end of the centre, with a main mall providing a direct link from the supermarket entrance to Main Road
- The centre is centrally located within the Cardiff Town Centre, which is focused around both Main Road and Macquarie Road
- Cardiff Town Centre contains a range of other retail and community facilities including Bi-Lo and Aldi supermarket; and other street-based shopfronts along Main Road





## Property Summary

Type	Neighbourhood	Number of Specialties	6
Valuation (\$m)	14.7	Cap Rate	8.25%
Centre GLA (sqm)	3,719	Occupancy	100%
Anchor Tenant(s)	Woolworths	WALE (years)	13.1

## Location details

- Located in the suburb of Carrara, 8.5 km south-west of Surfers Paradise and 70 km south-east of Brisbane
- Completed September 2011
- Shop-level and undercover car parking accessible from Manchester Road
- Accessible from both Nerange-Broadbeach Road and Gooding Drive, which are major arterial routes, connecting to the Pacific Motorway in the west and north-west
- Carrara Markets is located to the south-east of the site





## Property Summary

Type	Sub-Regional	Number of Specialties	26
Valuation (\$m)	58.5	Cap Rate	7.75%
Centre GLA (sqm)	18,699	Occupancy	100%
Anchor Tenant(s)	Woolworths / Big W	WALE (years)	15.0

## Location details

- Situated in the regional town of Emerald in Central Queensland, approximately 270 km west of Rockhampton and 650 km north-west of Brisbane
- Completed March 2012
- The BIG W and Woolworths are located in the northern part of the centre, with the specialty mall situated to the south
- Emerald is situated within the Bowen Basin, which contains the largest coking coal reserves in Australia
- The centre is located on the northern side of the Capricorn Highway, a short distance east of the Emerald Town Centre. Capricorn Highway is a major east-west carriageway in the region, and extends east to Rockhampton



## Property Summary

Type	Neighbourhood	Number of Specialties	18
Valuation (\$m)	26.3	Cap Rate	8.50%
Centre GLA (sqm)	5,223	Occupancy	98%
Anchor Tenant(s)	Woolworths	WALE (years)	15.5

## Location details

- Located in the residential area of Sippy Downs in the Sunshine Coast, 83 km north of the Brisbane CBD
- Completed October 2001
- Supermarket and retail tenancies occupy the western part of the site, while car parking is provided at grade on the eastern part of the site, with access provided from Chancellor Village Boulevard
- The shopping centre is currently surrounded by residential housing, while there are also other retail and non-retail uses in the immediate area to the south-east
- Located on the north-western corner of University Way, the major thoroughfare through Sippy Downs, and Chancellor Village Boulevard
- Within close proximity to a number of education facilities, including University of Sunshine Coast, Chancellor Primary School and Sienna Catholic Collage

# Collingwood Park

157 Collingwood Drive  
Collingwood QLD

**SCA**  
Property Group



## Property Summary

Type	Neighbourhood	Number of Specialties	9
Valuation (\$m)	10.8	Cap Rate	9.00%
Centre GLA (sqm)	4,568	Occupancy	95%
Anchor Tenant(s)	Woolworths	WALE (years)	16.5

## Location details

- Situated in the Ipswich municipality in western Brisbane, approximately 30 km from the Brisbane CBD
- Completed November 2009
- Supermarket occupies the southern part of the site, while specialties are external and front the carpark, which is accessible via Eagle Street
- Located at the intersection of Eagle Street and Collingwood Drive, which is a north-south arterial road extending north to the Ipswich Motorway

# Coorparoo

Cnr Harries & Holdsworth Roads  
Coorparoo QLD



## Property Summary

Type	Neighbourhood	Number of Specialties	10
Valuation (\$m)	21.2	Cap Rate	7.75%
Centre GLA (sqm)	4,870	Occupancy	98%
Anchor Tenant(s)	Woolworths	WALE (years)	16.8

## Location details

- The centre is situated in the inner Brisbane suburb of Coorparoo, 5 km south-east of the Brisbane CBD
- Completed May 2012
- Supermarket is situated on the north of the site, while the specialty mall occupies the south. The entrance is situated to the south and is accessible from Harries Road and Holdsworth Street
- The centre is located in a commercial precinct centred on Harries Road and a short distance for Old Cleveland





## Property Summary

Type	Neighbourhood	Number of Specialties	12
Valuation (\$m)	16.8	Cap Rate	8.25%
Centre GLA (sqm)	5,039	Occupancy	91%
Anchor Tenant(s)	Woolworths	WALE (years)	16.8

## Location details

- The town of Cowes is situated on Phillip Island, within the Bass Coast Shire, 130 km south-east of the Melbourne CBD
- Completed November 2011
- There are two entrance points into the centre, including pedestrian access from Thompson Avenue, as well as access from the carpark
- The centre is within the Cowes activity centre





## Property Summary

Type	Neighbourhood	Number of Specialties	4
Valuation (\$m)	12.3	Cap Rate	8.00%
Centre GLA (sqm)	3,798	Occupancy	100%
Anchor Tenant(s)	Woolworths	WALE (years)	13.4

## Location details

- Located approximately 97km south-east of Melbourne
- Completed November 2008
- Drouin Central comprises a single level, part enclosed and part external shopping centre developed and opened in 2008
- Anchored by a Woolworths supermarket/liquor
- The centre provides the superior supermarket offering in Drouin
- Centre provides a contemporary design neighbourhood shopping centre

# Dunedin South

232 Andersons Bay Road  
Dunedin South NZ



## Property Summary

Type	Freestanding	Number of Specialties	0
Valuation (\$m)	14.1	Cap Rate	7.75%
Centre GLA (sqm)	4,071	Occupancy	100%
Anchor Tenant(s)	Countdown	WALE (years)	13.9

## Location details

- Located in Dunedin South, 2.5 km south of Dunedin CBD
- Completed June 2012
- The supermarket occupies the western side of the site, with grade carparking to the store's east
- The site is located on the western side of Andersons Bay Road and is surrounded by an extensive industrial precinct
- Andersons Bay Road is a major arterial route to the southern parts of Dunedin, connecting the southern suburbs with the Dunedin CBD and the Southern Motorway



## Property Summary

Type	Neighbourhood	Number of Specialties	16
Valuation (\$m)	21.0	Cap Rate	7.75%
Centre GLA (sqm)	5,377	Occupancy	90%
Anchor Tenant(s)	Woolworths	WALE (years)	14.9

## Location details

- The Lyndarum Town Centre (Epping North) is located in outer northern Melbourne 22 km from the CBD
- Completed September 2011
- Most of the centre is built around an internal mall configuration, with some additional specialty retail located along the Epping Road frontage
- Situated on the western side of Epping Road, some 3 km to the north of Epping Plaza, in the City of Whittlesea. Epping Road is a major traffic route which links Epping in the south and Wollert in the north
- Whittlesea includes the suburbs of Epping North, South Morang and Mernda

176 The Boulevard  
Fairfield Heights NSW



## Property Summary

Type	Freestanding	Number of Specialties	2
Valuation (\$m)	16.2	Cap Rate	7.50%
Centre GLA (sqm)	3,802	Occupancy	100%
Anchor Tenant(s)	Woolworths	WALE (years)	18.2

## Location details

- Fairfield Heights is a suburb in western Sydney, located 25 km west of the Sydney CBD
- Completed December 2012
- Woolworths supermarket occupies the southern part of the centre
- The site is located on the Boulevard, which is the main street through Fairfield Heights connecting to Cumberland Highway/Smithfield Road in the north
- The site is situated at the southern end of an established retail strip
- The site is located within close proximity to Fairfield Heights Public School



## Property Summary

Type	Neighbourhood	Number of Specialties	9
Valuation (\$m)	23.2	Cap Rate	7.75%
Centre GLA (sqm)	4,799	Occupancy	100%
Anchor Tenant(s)	Woolworths	WALE (years)	14.6

## Location details

- Gladstone is a regional city located 110 km south-east of Rockhampton and 560 km north of Brisbane
- Completed April 2012
- Supermarket occupies the southern part of the site, while the specialty stores are located to the north fronting the carpark
- The centre is located at the north-eastern intersection of Kirkwood Road and Dixon Drive. Kirkwood Road is a major new road in the southern part of Gladstone and extends north-west to the Dawson Highway and south-east Glenyon Road. Dixon Road extends east from Kirkwood Road and provides direct access to the suburbs of Telina, Toolooa and Sun Valley





## Property Summary

Type	Neighbourhood	Number of Specialties	8
Valuation (\$m)	16.0	Cap Rate	8.50%
Centre GLA (sqm)	5,040	Occupancy	95%
Anchor Tenant(s)	Woolworths	WALE (years)	14.8

## Location details

- Located adjacent to the existing Goonellabah Village Shopping centre approximately 5 km east of Lismore
- Completed August 2012
- Supermarket occupies the southern part of the site, while car parking is provided at grade on the northern part, with access from Simeoni Drive
- Located on the north-eastern corner of Simeoni Drive, which connects with the Bruxner Highway (Ballina Road) to the north, which is a major east-west arterial carriageway through this region
- The Goonellabah sports and recreation centre and the community skate park are also located to the immediate east of the centre



## Property Summary

Type	Neighbourhood	Number of Specialties	7
Valuation (\$m)	12.5	Cap Rate	8.75%
Centre GLA (sqm)	5,958	Occupancy	100%
Anchor Tenant(s)	Woolworths	WALE (years)	6.1

## Location details

- Located at the centre of Bridgewater's services and retail hub, approximately 19km from the Hobart CBD
- Completed November 2007
- Anchored by Woolworths and a number of Government agencies
- Surrounded by local high school, primary school, community and civic services
- Services a local catchment of approximately 15,000 people

285 Wakaden Street & 2-12  
Burrell Place  
Griffin NSW



## Property Summary

Type	Freestanding	Number of Specialties	0
Valuation (\$m)	8.0	Cap Rate	7.50%
Centre GLA (sqm)	2,560	Occupancy	100%
Anchor Tenant(s)	Woolworths	WALE (years)	13.8

## Location details

- Located in the northern residential area of Griffith, a regional city approximately 480 km from Sydney
- Completed April 2011
- The supermarket is located at the western end of the site, allowing exposure from all three surrounding streets, namely Burrell Place, Wakaden Street and Binya Street.
- The store is located to the north of the railway line and a short distance to the north of the Banna Avenue retail strip
- The Griffith Base Hospital is situated a short distance to the north of the store

284 – 286 Highett Road  
Highett VIC



## Property Summary

Type	Neighbourhood	Number of Specialties	13
Valuation (\$m)	23.7	Cap Rate	7.75%
Centre GLA (sqm)	5,767	Occupancy	97%
Anchor Tenant(s)	Woolworths	WALE (years)	17.1

## Location details

- Supermarket based shopping centre in the bayside suburb of Highett, 18 km south of the Melbourne CBD
- Completed May 2013
- The centre forms part of a mixed use development, including the retail component on the ground floor, a two storey office facility, and 126 apartments above the shopping complex
- The site is located in a well established residential area
- Well serviced by public transport with Highett Station located diagonally opposite the site and a number of bus routes operating along Highett Road



## Property Summary

Type	Freestanding	Number of Specialties	0
Valuation (\$m)	14.4	Cap Rate	8.00%
Centre GLA (sqm)	4,317	Occupancy	100%
Anchor Tenant(s)	Countdown	WALE (years)	13.9

## Location details

- Located in the suburb of Hornby, approximately 8.7 km from the Christchurch CBD
- Completed November 2010
- The supermarket occupies a site on the corner of two major roads within the western suburbs of Christchurch
- The site is also in close proximity to a residential area and an industrial precinct



Vivian Street  
Inverell NSW



## Property Summary

Type	Freestanding	Number of Specialties	2
Valuation (\$m)	15.5	Cap Rate	10.00%
Centre GLA (sqm)	7,689	Occupancy	98%
Anchor Tenant(s)	Big W	WALE (years)	13.9

## Location details

- Located in the New England region of rural New South Wales, 580 km north of Sydney
- Completed June 2010
- Grade carparking is provided at the western end of the store. The main pedestrian access to the store is via Gunson Way, to the south
- BIG W Inverell is located a short distance north of Byron Street, which is the extension of the Gwdir Highway, a major east-west of Moree

136 Bathurst Road  
Katoomba NSW



## Property Summary

Type	Freestanding	Number of Specialties	0
Valuation (\$m)	6.0	Cap Rate	7.25%
Centre GLA (sqm)	1,420	Occupancy	100%
Anchor Tenant(s)	Dan Murphy's	WALE (years)	13.8

## Location details

- Situated in Katoomba in the Blue Mountains, 90 km west of Sydney
- Completed December 2011
- Carparking is provided at basement level, accessed from Cascade Street. There is a backpackers accommodation bordering the northern end of the store and an existing hotel adjoining the southern end of the site
- The Dan Murphy's site is located at the northern end of the town centre, on the western side of Parke Street and to the west of the katoomba Railway Station



## Property Summary

Type	Freestanding	Number of Specialties	0
Valuation (\$m)	13.3	Cap Rate	8.00%
Centre GLA (sqm)	3,887	Occupancy	100%
Anchor Tenant(s)	Countdown	WALE (years)	18.9

## Location details

- Located in the town of Kerikeri in the Bay of Islands region, approximately 195 km north of Auckland
- Completed December 2011
- Countdown supermarket with Carparking provided at grade to the east of the supermarket.
- The supermarket is located on the corner of Keikeri Road and Butler Road, at the southern end of the main retail strip
- Kerikeri Road is a one way route only between Homestead Road and Fairway Drive, with north-south access provided via Homestead Road
- The supermarket is currently surrounded by residential development to the east, west and south, with retail uses to the north

# Kelvin Grove

Cnr Fernlea Avenue &  
Roberts Line  
Kelvin Grove  
Palmerston North NZ



## Property Summary

Type	Neighbourhood	Number of Specialties	5
Valuation (\$m)	10.4	Cap Rate	7.75%
Centre GLA (sqm)	3,611	Occupancy	100%
Anchor Tenant(s)	Countdown	WALE (years)	17.5

## Location details

- Located in Kelvin Grove, a suburb of Palmerston located approximately 4.5 km north-east of the Palmerston North Central Business Area
- Completed June 2012
- Countdown occupies 89% of the retail floorspace, with the remaining 390 sqm made up of specialty retail tenancies
- The center is located on the northern corner of Fenlea Avenue and Roberts Line
- The centre is situated in the Kelvin Grove residential area, directly opposite a school and an industrial precinct

# Kingston

20 & 26 Channel Highway  
Kingston TAS



## Property Summary

Type	Neighbourhood	Number of Specialties	14
Valuation (\$m)	21.8	Cap Rate	7.75%
Centre GLA (sqm)	4,726	Occupancy	100%
Anchor Tenant(s)	Coles	WALE (years)	10.5

## Location details

- Located in the township of Kingston, 12km south of the Hobart CBD
- Completed December 2008
- A well established centre anchored by Coles
- Premium centre in Kingston catchment
- Convenient on-grade carparking



# Kwinana Marketplace

4 Chishame Avenue  
Parmelia WA



## Property Summary

Type	Sub-Regional	Number of Specialties	84
Valuation (\$m)	93.0	Cap Rate	8.25%
Centre GLA (sqm)	28,075	Occupancy	92%
Anchor Tenant(s)	Woolworths / Big W	WALE (years)	12.0

## Location details

- Located in Kwinana, 35 km south of the Perth CBD
- Planned completion in December 2012
- Incorporates a race-track mall as well as two secondary malls leading to the entrances of Woolworths and Big W
- Kwinana Marketplace occupies a site on the south-eastern corner of Gilmore Avenue and Chisham Avenue
- The centre is located in close proximity to other community orientated facilities, including the Kwinana Recquatic Centre, the Koorliny Arts Centre, the Kwinana Council Offices, the Municipal Library and Calista Oval



## Property Summary

Type	Neighbourhood	Number of Specialties	16
Valuation (\$m)	38.5	Cap Rate	7.25%
Centre GLA (sqm)	6,721	Occupancy	100%
Anchor Tenant(s)	Woolworths	WALE (years)	15.1

## Location details

- Located in the inner northern suburbs of Sydney, 7 km from the CBD
- Completed November 2009
- Tenancy mix focussed on food and convenience retailing, but also includes a number of non-food tenants such as a gymnasium, banking facilities, travel agents and allied medical services
- Longueville Road provides access to Epping Road in the north, while Burns Bay Road connects with Centennial Avenue in the west, both of which are major carriageways
- Lane cove public school is located to the immediate south of the centre, while a short distance to the east is Lane Cove Aquatic Centre



## Property Summary

Type	Neighbourhood	Number of Specialties	14
Valuation (\$m)	17.2	Cap Rate	7.75%
Centre GLA (sqm)	5,087	Occupancy	98%
Anchor Tenant(s)	Safeway	WALE (years)	8.4

## Location details

- Located in Langwarrin, 43km south-east from Melbourne
- Completed October 2004
- Neighbourhood shopping centre anchored by a 3,224 sqm Safeway (Woolworths) supermarket
- Other major tenancies of the established centre include Anytime Fitness with 14 speciality stores
- The site comprises three pad sites occupied by Safeway Petrol, Telstra and Vodafone



## Property Summary

Type	Neighbourhood	Number of Specialties	6
Valuation (\$m)	12.5	Cap Rate	8.25%
Centre GLA (sqm)	2,547	Occupancy	100%
Anchor Tenant(s)	Woolworths	WALE (years)	16.3

## Location details

- Leura is suburb situated in the Blue Mountains to the north-west of the Sydney metropolitan area, 80 km from the CBD
- Completed April 2011
- Located within the Laura town centre, on the eastern side of Leura Mall, a main north-south thoroughfare which connects to the Great Western Highway to the north. The Great Western Highway is the major arterial route linking Sydney to Blue Mountain





## Property Summary

Type	Sub-Regional	Number of Specialties	53
Valuation (\$m)	80.5	Cap Rate	7.50%
Centre GLA (sqm)	22,071	Occupancy	96%
Anchor Tenant(s)	Woolworths / Big W / Aldi	WALE (years)	14.9

## Location details

- Located in Lilydale, the gateway to the Yarra region of Melbourne approximately 40km east of the CBD
- Completed July 2013
- Anchored by Woolworths, Aldi and Big W
- Lilydale Marketplace is located on the eastern side of Hutchinson Street, near its intersection with the Maroondah Highway within the broader Lilydale Town Centre
- The centre is also located in close proximity to a number of community facilities including Lilydale Tennis Club, Lilydale High School and Swinburne University





## Property Summary

Type	Neighbourhood	Number of Specialties	20
Valuation (\$m)	23.3	Cap Rate	8.75%
Centre GLA (sqm)	6,923	Occupancy	89%
Anchor Tenant(s)	Woolworths	WALE (years)	13.0

## Location details

- Lismore is in the Northern Rivers region of New South Wales, situated approximately 30 km inland from Ballina
- Completed December 1985, with Woolworths having completed a refurbishment in 2011
- Pedestrian access to the centre is provided off Carrington Street, while car parking access is provided from Keen Street
- The centre is bounded by Keen Street to the east and Carrington street to the west and is located close to Bruxner Highway, which links to the Pacific Highway to the east, and to Casino and Summerland Way in the west
- Southern Cross University is located in Lismore



## Property Summary

Type	Neighbourhood	Number of Specialties	10
Valuation (\$m)	21.0	Cap Rate	7.50%
Centre GLA (sqm)	4,126	Occupancy	100%
Anchor Tenant(s)	Woolworths	WALE (years)	16.1

## Location details

- Mackay is a regional city located on the northern coast of Queensland, 1,000 km north-west of Brisbane
- Completed June 2012
- Supermarket occupies the west of the site, while the car park is situated on the east, adjacent to the Bruce Highway. A Woolworths Petrol outlet is also situated on a pad site
- Mackay is also in close proximity to the Great Barrier Reef, rainforests, and the Whitsundays region
- Located on the Bruce Highway, the major north-south arterial route in the region, which extends north to Townsville and South to Rockhampton



## Property Summary

Type	Neighbourhood	Number of Specialties	5
Valuation (\$m)	9.4	Cap Rate	8.50%
Centre GLA (sqm)	3,623	Occupancy	98%
Anchor Tenant(s)	Woolworths	WALE (years)	18.6

## Location details

- Macksville is located on the Northern coast of New South Wales, 490km north of Sydney
- Completed March 2010
- Car park is accessible from the south via Boundary Road and from the east via Wills Street
- The site is located on the north-eastern corner of the Pacific Highway and Boundary Street, a short distance south of the Macksville Town Centre. The Pacific Highway is the main north-south coastal carriageway linking Sydney and Brisbane
- The Macksville Town Centre generally extends from River Street in the north to Station Street in the south, with retail facilities focused around the Princes Highway and Wallace Street

# Margaret River

49 Townview Terrace  
Margaret River WA



## Property Summary

Type	Neighbourhood	Number of Specialties	18
Valuation (\$m)	20.7	Cap Rate	8.25%
Centre GLA (sqm)	5,712	Occupancy	83%
Anchor Tenant(s)	Woolworths	WALE (years)	14.3

## Location details

- Located in Margaret River, 290 km south of Perth
- Completed in June 2013
- Supermarket occupies the northern part of the centre, with the specialties in the internal mall to the south. A pedestrian entrance into the centre is available from Willmott Avenue
- Margaret River can be easily reached via the Bussell Highway, which is the major north-south arterial route in the region

Cnr Tura Beach & Sapphire  
Coast Drive  
Tura Beach NSW



## Property Summary

Type	Neighbourhood	Number of Specialties	10
Valuation (\$m)	13.6	Cap Rate	8.75%
Centre GLA (sqm)	4,960	Occupancy	94%
Anchor Tenant(s)	Woolworths	WALE (years)	15.5

## Location details

- Location on the Sapphire Coast in south-eastern New South Wales, 456km south of Sydney
- Completed October 2010
- The centre is anchored by Woolworths and Harvey Norman
- Located on the south-eastern corner of Sapphire Coast Drive and Tura Beach Drive. Sapphire Coast Drive is a major carriageway in the region which provides access to the Princess Highway in the south



# Mission Beach

38 - 40 Dickinson Street  
Mission Beach QLD



## Property Summary

Type	Neighbourhood	Number of Specialties	10
Valuation (\$m)	9.2	Cap Rate	9.50%
Centre GLA (sqm)	4,099	Occupancy	95%
Anchor Tenant(s)	Woolworths	WALE (years)	12.0

## Location details

- Mission Beach in Far North Queensland is situated 130 km south of Cairns, and 225 km north of Townsville
- Completed June 2008
- Supermarket is located at the northern part of the site, with at grade carparking to the south, accessible via Dickson Road
- A Caltex / Woolworths petrol outlet exists on a pad site
- Situated on the eastern side of Tully Mission Beach Road, which is the main road linking the surrounding coastal towns, including Mission Beach, with the Bruce Highway to the west

# Mittagong Village

126-130 Main Street  
Mittagong NSW

**SCA**  
Property Group



## Property Summary

Type	Neighbourhood	Number of Specialties	5
Valuation (\$m)	7.8	Cap Rate	8.00%
Centre GLA (sqm)	2,235	Occupancy	100%
Anchor Tenant(s)	Dan Murphy's	WALE (years)	14.0

## Location details

- Located in the heart of the Mittagong Town Centre, 95 km south-west of the Sydney CBD
- Completed December 2007
- The Dan Murphy's anchor occupies the north-eastern part of the site, while car parking is provided at grade in the south-western part of the site, with access from Pioneer Street
- Bordering the Old Hume Highway to the north, Bowral Road to the south, both of which are major carriageways in the Southern Highlands region, connecting Mittagong with the major towns of Picton, Bowral and Moss Vale

# Moama Marketplace

Cobb Highway &  
Perricoota Road  
Moama NSW



## Property Summary

Type	Neighbourhood	Number of Specialties	5
Valuation (\$m)	11.0	Cap Rate	8.50%
Centre GLA (sqm)	4,519	Occupancy	97%
Anchor Tenant(s)	Safeway	WALE (years)	17.7

## Location details

- Located on the northern side of the Murray River in New South Wales, 230 km north of Melbourne
- Completed August 2007
- The well established centre contains a Safeway (Woolworths) supermarket, discount variety store and specialty retailers are that are exterior facing, fronting the northern car park
- Moama Marketplace is located on the south-western corner of the Cobb Highway and perricoota Road



## Property Summary

Type	Neighbourhood	Number of Specialties	9
Valuation (\$m)	14.2	Cap Rate	8.75%
Centre GLA (sqm)	4,141	Occupancy	91%
Anchor Tenant(s)	Woolworths	WALE (years)	11.5

## Location details

- Morisset is a town in Lake Macquarie municipality, 50 km southwest of Newcastle, and 110 km north of the Sydney CBD
- Completed November 2010
- Supermarket is located at the northern end of the centre, with a single mall linking the supermarket entrance to Dora Street
- Dora Street is the main east-west thoroughfare traversing Morisset and connecting with the Sydney-Newcastle Freeway in the west



# Mt Gambier

182 - 248 Penola Road  
Mount Gambier SA



## Property Summary

Type	Sub-Regional	Number of Specialties	33
Valuation (\$m)	66.0	Cap Rate	7.94%
Centre GLA (sqm)	27,557	Occupancy	95%
Anchor Tenant(s)	Woolworths / Big W	WALE (years)	18.4

## Location details

- Located at 182-248 Penola Road Mt. Gambier, in south-eastern South Australia, a short distance from the Victorian border
- Completed in August 2012
- Anchor tenants (BIG W and Woolworths) are located on the eastern side of the site, while car parking for the centre is provided at grade to the west
- Masters Home Improvement store located on a pad site to the north of the main carpark, with frontage to Penola Road



# Murray Bridge

21 - 53 South Terrace  
Murray Bridge SA



## Property Summary

Type	Sub-Regional	Number of Specialties	54
Valuation (\$m)	57.5	Cap Rate	8.25%
Centre GLA (sqm)	18,678	Occupancy	97%
Anchor Tenant(s)	Woolworths / Big W	WALE (years)	10.7

## Location details

- Located in the Rural City of Murray Bridge, 75 km from the Adelaide CBD
- Completed November 2011
- Anchor tenants located on the southern side of main internal wall, with specialty stores on the northern side
- The site is in close proximity to Bridge Street, the major arterial route running through the Murray Bridge Town Centre, which also provides direct access to the South Eastern Freeway in the south

# Nelson South

Corner of Putaitai Street &  
Main Road  
Stoke  
Nelson NZ



## Property Summary

Type	Freestanding	Number of Specialties	0
Valuation (\$m)	9.3	Cap Rate	7.75%
Centre GLA (sqm)	2,659	Occupancy	100%
Anchor Tenant(s)	Countdown	WALE (years)	18.9

## Location details

- Located in Nelson South, on the South Island of New Zealand approximately 6 km south-west of the Nelson CBD
- Completed June 2008
- Located at a busy intersection with high accessibility and profile
- Ample at grade car parking

# Newtown

Cnr John Street & Adelaide Road

Newtown

Wellington NZ



## Property Summary

Type	Neighbourhood	Number of Specialties	6
Valuation (\$m)	19.6	Cap Rate	7.25%
Centre GLA (sqm)	4,878	Occupancy	98%
Anchor Tenant(s)	Countdown	WALE (years)	17.8

## Location details

- Located in the Wellington inner suburb of Newtown, approximately 2 km south of the Wellington CBD
- Completed December 2012
- Retail specialty stores occupy the ground level, with the Countdown supermarket on the first floor. Carparking is provided on the ground and basement levels
- The centre is bordered by John street to the north, Adelaide Road to the east and Hanson Street to the west

# New Town Plaza

1 Ridson Road  
New Town TAS



## Property Summary

Type	Neighbourhood	Number of Specialties	15
Valuation (\$m)	28.8	Cap Rate	7.75%
Centre GLA (sqm)	11,382	Occupancy	100%
Anchor Tenant(s)	Coles /Kmart	WALE (years)	7.1

## Location details

- Located 4km north from the Hobart CBD
- The well established centre was completed in June 1973
- Anchored by Coles and Kmart
- The centre is situated in an established area servicing in excess of 20,000 residents
- High profile site with convenient on-grade parking for 487 vehicles

# North Orange

9 Telopea Way  
North Orange NSW



## Property Summary

Type	Neighbourhood	Number of Specialties	14
Valuation (\$m)	24.5	Cap Rate	8.00%
Centre GLA (sqm)	4,975	Occupancy	97%
Anchor Tenant(s)	Woolworths	WALE (years)	17.1

## Location details

- Orange is a regional city located within the Central West region of New South Wales, 260 km west of Sydney
- Completed December 2011
- Supermarket is located at the western end of the single mall centre
- The site is located in the Waratah area, in northern Orange which is a growth corridor to the north of the Orange CBD



Cnr Shell Road & Kingston  
Downs Drive  
Ocean Grove VIC



## Property Summary

Type	Neighbourhood	Number of Specialties	19
Valuation (\$m)	29.9	Cap Rate	7.50%
Centre GLA (sqm)	6,910	Occupancy	96%
Anchor Tenant(s)	Woolworths	WALE (years)	8.5

## Location details

- Located on the Bellarine Peninsula, approximately 95km from Melbourne
- Completed December 2004
- Anchored by a 3,426 sqm Woolworths supermarket, the centre also includes 18 speciality stores and two free standing pad sites occupied by KFC and Caltex Petrol Plus
- The centre have ample on grade carparking
- The site includes development land

52-54 John Street  
Pakenham VIC



## Property Summary

Type	Sub-Regional	Number of Specialties	38
Valuation (\$m)	68.0	Cap Rate	7.50%
Centre GLA (sqm)	16,862	Occupancy	99%
Anchor Tenant(s)	Woolworths / Big W	WALE (years)	10.8

## Location details

- Located within the Cardinia Shire in outer south-eastern Melbourne, approximately 60 km from the CBD
- Completed December 2011
- The anchor tenants Woolworths and Big W occupy the northern and south-eastern ends of the centre
- Good representation of National retailers within the centre
- The centre is situated only a short distance south of the Princes Highway and west of the Pakenham railway station
- Superior sub-regional shopping centre offering within the catchment

# Rangiora East

40-54 Ivory Street  
Rangiora East  
North Canterbury NZ



## Property Summary

Type	Freestanding	Number of Specialties	0
Valuation (\$m)	11.5	Cap Rate	8.00%
Centre GLA (sqm)	3,786	Occupancy	100%
Anchor Tenant(s)	Countdown	WALE (years)	18.9

## Location details

- Located on the South Island of New Zealand, approximately 25 km north of the Christchurch CBD
- Completed January 2012
- Countdown supermarket occupies the eastern part of the site, with at grade carparking provided
- The store is located on the eastern side of Ivory Street, directly opposite Buckham Street

# Riverside

298 West Tamar Road  
Riverside TAS



## Property Summary

Type	Neighbourhood	Number of Specialties	9
Valuation (\$m)	7.2	Cap Rate	8.50%
Centre GLA (sqm)	3,108	Occupancy	95%
Anchor Tenant(s)	Woolworths	WALE (years)	6.1

## Location details

- Located in the residential suburb of Riverside, 4km north-west of the CBD of Launceston
- Completed June 1986
- The anchor tenant of this well established centre is Woolworths
- Simple design with on-grade parking

# Rolleston

Cnr Rolleston & Masefield  
Drive  
Rolleston Canterbury NZ



## Property Summary

Type	Freestanding	Number of Specialties	0
Valuation (\$m)	13.1	Cap Rate	8.00%
Centre GLA (sqm)	4,251	Occupancy	100%
Anchor Tenant(s)	Countdown	WALE (years)	19.0

## Location details

- Located on the South Island of New Zealand, in the Christchurch outer suburb of Rolleston, approximately 22 km south west of the Christchurch CBD
- Completed November 2011
- Standalone supermarket with floor space of 4,195 sqm, with at grade carparking provided





## Property Summary

Type	Neighbourhood	Number of Specialties	22
Valuation (\$m)	27.0	Cap Rate	8.00%
Centre GLA (sqm)	6,241	Occupancy	98%
Anchor Tenant(s)	Woolworths	WALE (years)	3.4

## Location details

- Located on the Derwent River, approximately 11km from the Hobart CBD
- Completed June 1972
- Strong performing Woolworths supermarket in suburb of Howrah
- Serves a surrounding population of approximately 15,000 people
- Strategically located with limited competition in the catchment



## Property Summary

Type	Neighbourhood	Number of Specialties	15
Valuation (\$m)	20.5	Cap Rate	7.75%
Centre GLA (sqm)	5,447	Occupancy	96%
Anchor Tenant(s)	Coles	WALE (years)	12.9

## Location details

- Located approximately 26km east of Hobart
- Completed October 2010
- Anchored by a modern Coles supermarket
- The centre is centrally located in Sorell



## Property Summary

Type	Neighbourhood	Number of Specialties	6
Valuation (\$m)	11.3	Cap Rate	7.63%
Centre GLA (sqm)	4,505	Occupancy	100%
Anchor Tenant(s)	Countdown	WALE (years)	15.4

## Location details

- Located on the North Island of Auckland, in the suburb of Rototuna in Hamilton, approximately 6km north of the Hamilton CBD
- Completed June 2006
- Anchored by a Countdown supermarket of 3,534 sqm with 971 sqm of retail specialty floorspace across six tenancies, with at grade carparking provided
- The centre is located on the south-western corner of Horsham Downs Road and Thomas Road

# Stoddard Road

112 Stoddard Road  
Mt Roskill  
Auckland NZ



## Property Summary

Type	Freestanding	Number of Specialties	0
Valuation (\$m)	17.8	Cap Rate	7.50%
Centre GLA (sqm)	4,200	Occupancy	100%
Anchor Tenant(s)	Stoddard Road	WALE (years)	13.1

## Location details

- Located in the outer suburb of Mt Roskil, approximately 7.5 km south of the Auckland CBD
- Completed February 2013
- Freestanding Countdown supermarket that will provide 4,200 sqm of floor space
- The site is located at the intersection of Stoddard Road and Sandringham Road
- Sandringham Road connects with the south-western Motorway which was extended to Mt Roskill in May 2009, connecting Mt Roskill and the surrounding suburbs with Manukau City



## Property Summary

Type	Neighbourhood	Number of Specialties	4
Valuation (\$m)	11.0	Cap Rate	8.50%
Centre GLA (sqm)	3,750	Occupancy	98%
Anchor Tenant(s)	Woolworths	WALE (years)	19.7

## Location details

- Located 20 km south of the Newcastle Central Business District (CBD) and 130 km north of Sydney
- Completed October 2009
- The specialty retailers have direct frontage to the Pacific Highway, where pedestrian access is also provided into the Woolworths supermarket
- The store is part of the Swansea Town Centre, which extends approximately 700-800 meters southwards along the Pacific Highway
- T



# Takanini

226 Great South Road  
Takanini  
Auckland NZ



## Property Summary

Type	Neighbourhood	Number of Specialties	11
Valuation (\$m)	29.2	Cap Rate	7.63%
Centre GLA (sqm)	7,298	Occupancy	100%
Anchor Tenant(s)	Countdown	WALE (years)	12.4

## Location details

- Located in Takanini, an outer suburb of Auckland approximately 26 km south-east of the Auckland CBD
- Completed December 2010
- The centre is anchored by a Countdown supermarket of 4,200 sqm
- The centre occupies a site on the south-eastern corner of Great South Road and Glenora Road

# Tawa

3 Main Road  
Tawa  
Wellington NZ



## Property Summary

Type	Freestanding	Number of Specialties	0
Valuation (\$m)	13.8	Cap Rate	7.50%
Centre GLA (sqm)	4,200	Occupancy	100%
Anchor Tenant(s)	Countdown	WALE (years)	19.1

## Location details

- Located in Tawa, a suburb of northern Wellington approximately 13 km north of the Wellington CBD
- Completed February 2013
- The site contains a Countdown supermarket of 4,200 sqm, which occupies the northern part of the site
- The site is located on takapu Road, which is the main street into Tawa from the south, connecting with the Johnsonville-Porirua Motorway



## Property Summary

Type	Neighbourhood	Number of Specialties	17
Valuation (\$m)	24.0	Cap Rate	8.25%
Centre GLA (sqm)	7,388	Occupancy	96%
Anchor Tenant(s)	Woolworths	WALE (years)	10.0

## Location details

- Treendale is a suburb located around 165 km south of Perth and approximately 12 km north-east of Bunbury
- Completed February 2012
- Contains a single mall incorporating tenancies on its eastern and northern sides, with the Woolworths entrance centrally located on the western side
- Ditchingham Place connects with Paris Road, which is a main east-west arterial route linking the more established areas around Australind in the west to the Australind Bypass in the east.



## Property Summary

Type	Neighbourhood	Number of Specialties	10
Valuation (\$m)	15.3	Cap Rate	8.25%
Centre GLA (sqm)	5,297	Occupancy	97%
Anchor Tenant(s)	Woolworths	WALE (years)	17.8

## Location details

- Situated on the South Coast of New South Wales, 220 km south of Sydney and 180 km east of Canberra
- Completed May 2012
- Supermarket occupies the eastern part of the site adjacent to the Princess Highway, while the ground floor specialty mall extends to the west. Pedestrian entrance is via Boree Street
- The centre is situated within the retail heart of Ulladulla

# Walkerville

104 Walkerville Terrace  
Walkerville SA



## Property Summary

Type	Neighbourhood	Number of Specialties	12
Valuation (\$m)	19.5	Cap Rate	7.75%
Centre GLA (sqm)	5,333	Occupancy	100%
Anchor Tenant(s)	Woolworths	WALE (years)	17.2

## Location details

- Located within inner north east Adelaide, 3.5 km from the CBD
- Completed April 2013
- Supermarket occupies the south of the site, with the majority of the specialties located on the north, fronting Walkerville Terrace. Travelator access from the basement car park
- Walkerville Terrace is the main traffic route through Walkerville, while Smith Street extends north of the site to North East Road, and Stephen Terrace is a main road which runs a short distance to the south





## Property Summary

Type	Neighbourhood	Number of Specialties	6
Valuation (\$m)	15.4	Cap Rate	8.00%
Centre GLA (sqm)	3,831	Occupancy	91%
Anchor Tenant(s)	Countdown	WALE (years)	17.0

## Location details

- Located in Warkworth, a town approximately 50km north of the Auckland CBD
- Completed September 2012
- Anchored by a Countdown supermarket of 3,227 sqm with six retail tenancies and undercroft car parking
- The site is located on the western side of Neville Street, near the intersection of Mill Lane
- The site is located in close proximity to the State Highway, which connects Auckland with Whangarei and the Bay of Island to the north

Cnr Princes Highway &  
Gateway Road  
Warrnambool VIC



## Property Summary

Type	Neighbourhood	Number of Specialties	5
Valuation (\$m)	10.6	Cap Rate	8.25%
Centre GLA (sqm)	4,318	Occupancy	97%
Anchor Tenant(s)	Woolworths	WALE (years)	12.8

## Location details

- Located 260 km west of Melbourne, near the western end of the Great Ocean Road
- Completed September 2011 and presents as a modern style of centre
- The supermarket and existing specialty store anchor the southern end
- The city of Warrnambool serves residents within the surrounding Western District of Victoria
- Centre positioned on a high profile site with easy car park access

# Warrnambool Target

146 – 148 Koroit Street  
Warrnambool VIC



## Property Summary

Type	Neighbourhood	Number of Specialties	11
Valuation (\$m)	19.5	Cap Rate	8.00%
Centre GLA (sqm)	6,984	Occupancy	100%
Anchor Tenant(s)	Target	WALE (years)	8.7

## Location details

- Located 260 km west of Melbourne
- Completed January 1990
- A two level neighbourhood shopping centre most recently refurbished in 2009 and anchored by Target
- Occupies CBD location with close proximity to Warrnambool main retail strip

1 Torvean Ave  
Delroy Park  
Dubbo NSW



## Property Summary

Type	Neighbourhood	Number of Specialties	12
Valuation (\$m)	12.1	Cap Rate	8.75%
Centre GLA (sqm)	4,205	Occupancy	97%
Anchor Tenant(s)	Woolworths	WALE (years)	14.8

## Location details

- Located within the suburb of West Dubbo, in north-western New South Wales, approximately 300 km from the Sydney CBD
- The supermarket and specialty shops occupy the southern part of the site, while carparking is provided at grade to the north
- Located to the west of the Dubbo Town Centre. The centre occupies a site on the north-eastern corner of Minore Road and Baird Drive. Minore Road is a major carriageway, connecting with the Newell Highway to the east
- A number of community facilities exist in close proximity including schools, Dubbo Golf Course and a range of parks and public open space



## Property Summary

Type	Neighbourhood	Number of Specialties	9
Valuation (\$m)	8.6	Cap Rate	9.75%
Centre GLA (sqm)	3,671	Occupancy	87%
Anchor Tenant(s)	Woolworths	WALE (years)	11.2

## Location details

- Woodford is located in the Moreton Bay, 27 km north-west of Caboolture and 70 km north of the Brisbane CBD
- Completed April 2010
- Supermarket occupies the north-eastern part of the site, with the specialty shops facing the car park to the west
- The centre is located on the north-eastern intersection of the DAguilar highway and George Street, The Highway is the major traffic route in the region; and links through to Caboolture to the south-east





## Property Summary

Type	Neighbourhood	Number of Specialties	8
Valuation (\$m)	18.2	Cap Rate	8.00%
Centre GLA (sqm)	6,914	Occupancy	98%
Anchor Tenant(s)	Woolworths	WALE (years)	14.4

## Location details

- Located 36km south-west of Melbourne's CBD
- Completed December 2009
- Neighbourhood shopping centre comprising a 3,200 sqm Woolworths supermarket, 800 sqm of specialty retail space and 264 marked car spaces
- 5,300 sqm of adjoining land allows for future expansion including increase the Woolworths supermarket area, plus additional car parking and specialty tenancies

# *Assets Held for Sale*



## Property Summary

Type	Neighbourhood	Number of Specialties	4
Valuation (\$m)	9.4	Cap Rate	7.50%
Centre GLA (sqm)	3,257	Occupancy	96%
Anchor Tenant(s)	Woolworths	WALE (years)	18.8

## Location details

- Situated in Victoria's High Country, within the Alpine Shire Local Government Area (LGA), 325 km north-east of Melbourne CBD
- Complete April 2010
- Woolworths store accounts for 89% of retail floor space, accompanied by four specialty stores
- In addition to the general population, the centre serves the visiting tourist population to the Alpine region. Which includes several of Victoria's ski resorts, such as Mount Hotham and Falls Creek, along with a number of smaller snowfield attractions such as Dinner Plain and Mount Buffalo



## Property Summary

Type	Freestanding	Number of Specialties	1
Valuation (\$m)	22.4	Cap Rate	8.00%
Centre GLA (sqm)	9,160	Occupancy	100%
Anchor Tenant(s)	Big W / Dan Murphy's	WALE (years)	18.7

## Location details

- Mildura is a regional town in north-west Victoria, near the borders of Victoria, New South Wales and South Australia
- Completed May 2012
- Centre is anchored by a 7,676 sq.m BIG W store at the northern end, a 1,396 sq.m Dan Murphy's liquor outlet at the southern end

# *Development Assets*



# Katoomba Marketplace

Cnr Parke and Waratah  
Streets  
Katoomba NSW



## Property Summary

Type	Freestanding	Number of Specialties	0
Valuation (\$m)	38.5	Cap Rate	7.50%
Centre GLA (sqm)	9,387	Occupancy	100%
Anchor Tenant(s)	Woolworths	WALE (years)	-

## Location details

- Situated in Katoomba in the Blue Mountains, 90 km west of the Sydney
- Planned completion by May 2014
- Entrances will be provided on both east and west sides, from Pioneer Place and Place Street respectively. There will also be carparking at the centre, accessible via Pioneer Place to the east and Waratah Street to the south
- Katoomba Marketplace will be located on the eastern side of Parke street, within the heart of Katoomba Town Centre. Parke Street is a major thoroughfare providing the main northern entrance to the town centre from the Great Western Highway



## Property Summary

Type	Neighbourhood	Number of Specialties	27
Valuation (\$m)	38.2	Cap Rate	8.00%
Centre GLA (sqm)	5,559	Occupancy	
Anchor Tenant(s)	Woolworths	WALE (years)	-

## Location details

- Located in Greystanes, an outer western suburb of Sydney approximately 25 km from the CBD
- Planned completion in October 2014
- Woolworths supermarket to be located in the north-western corner of the site, at grade parking to be provided
- The centre occupies a site on the northern side of Merrylands Road, a short distance to the west of the Cumberland Highway
- Merrylands Road is a major traffic route in western Sydney, while the Cumberland Highway provides direct access to the Western Motorway to the north

# Claremont

35 Main Road  
Claremont TAS



## Property Summary

Type	Neighbourhood	Number of Specialties	23
Valuation (\$m)	27.9	Cap Rate	8.25%
Centre GLA (sqm)	6,510	Occupancy	
Anchor Tenant(s)	Woolworths	WALE (years)	

## Location details

- Located approximately 13km from the Hobart CBD
- Woolworths supermarket currently undergoing expansion due for completion in October 2014
- Anchor tenant Woolworths
- Convenience based centrally located and is the central local point for Claremont and surrounding suburbs