

DEVELOPMENT OVERVIEW & UPDATE



Existing Centre Snapshot

51,558 Retail Space (sqm)	146 Number of Retailers	8.8m Annual Customer Visits	NZ\$426m MAT	NZ\$14,056 Specialty Store Productivity
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Majors
Event Cinemas
Farmers Department Store
K Mart Discount Department Store
New World Supermarket

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Existing Centre Trade Area

390,442

TTA Population
(218,416 in MTA)

NZ\$6.4bn

TTA Retail
Expenditure

NZ\$92,856

TTA Income per
household

NZ\$15,936

MTA per capita retail
expenditure

11%

Above NZ average

Strong Demographic & Growth Fundamentals

One of 3 identified Metropolitan Centres on the North Shore, Albany enjoys minimal competition and is centrally located to benefit from some of the strongest growth corridors in Auckland.

With a PTA population 28% greater than the average for AU regional centres, the TTA covers 24% of the greater Auckland region area.



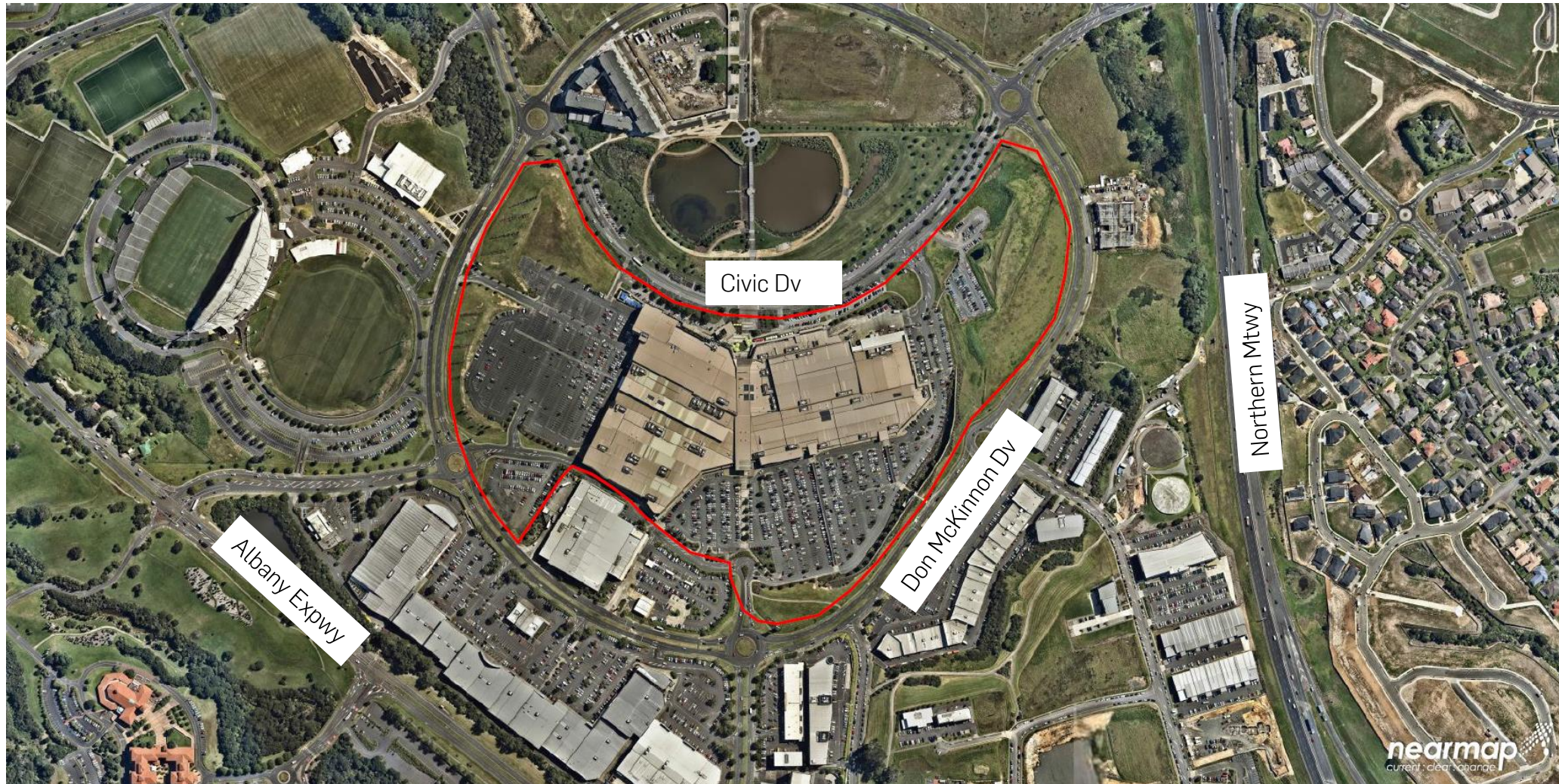
Development Drivers

- ✓ Solid trade area demographics with strong population growth; above average household income, and above average retail expenditure per capita
- ✓ Minimal competition and intensification of development in trade area
- ✓ Existing AFL for Countdown Supermarket
- ✓ Strong existing centre performance & occupancy
- ✓ Strong tenant demand for stores
- ✓ Demand for additional commercial uses such as office and short-term accommodation

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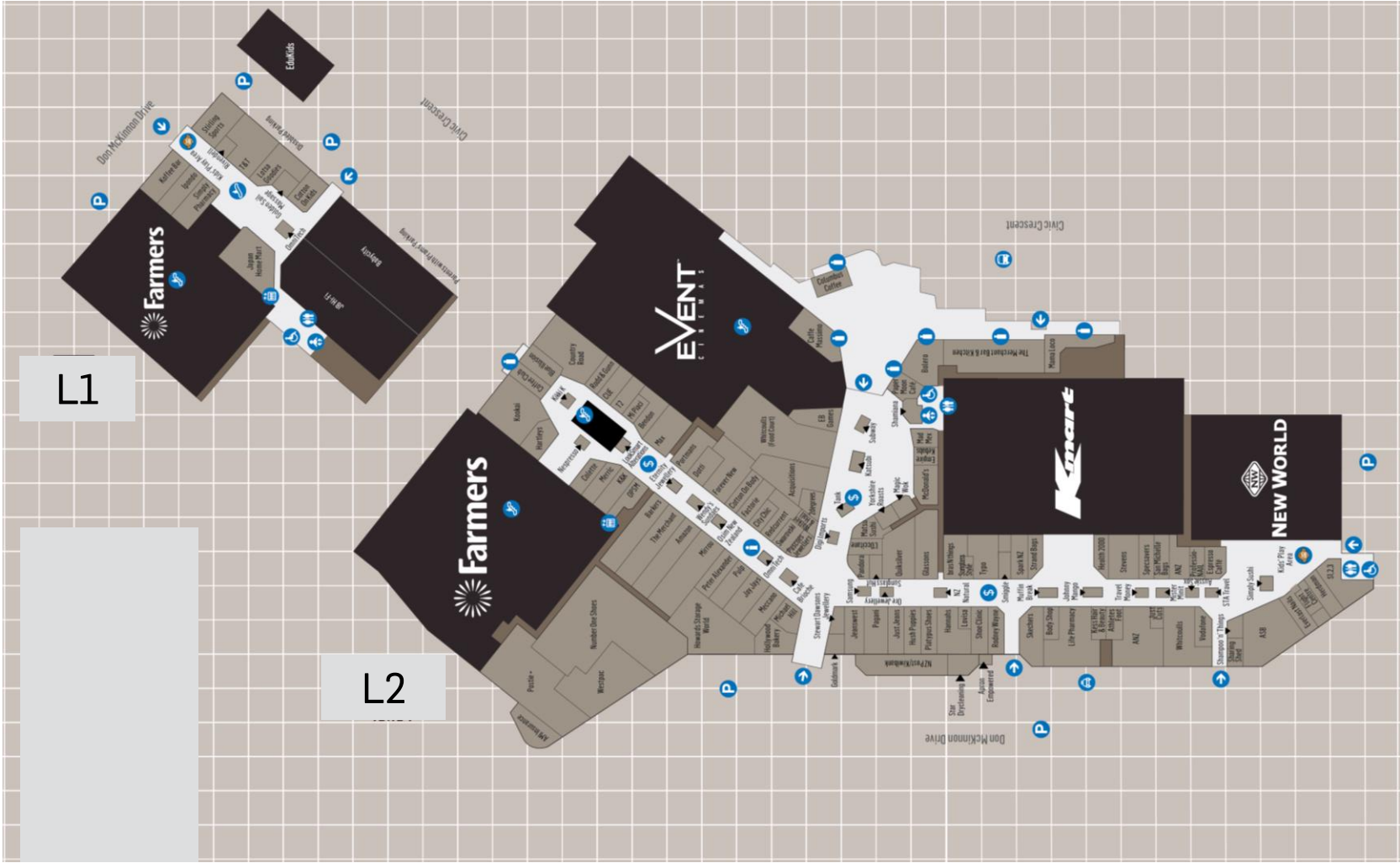
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Existing Centre Aerial



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Existing Centre Plans



Development Summary



30,000sqm

Approximate
additional retail
GLA

Countdown

New supermarket



120

Approximate
number of new
stores



270

Approximate
number stores on
completion



82,000sqm

Approximate GLA
on completion

Mixed Use Opportunity

Commercial Office

- Approximately 8,000sqm

Hotel / Serviced Apartments

- 4 Star offer
- Conference & dining facilities
- Approximately 80 Hotel rooms
- Approximately 40 Serviced apartment rooms

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Proposed Development – Context



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Development Perspectives



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Development Perspectives



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