

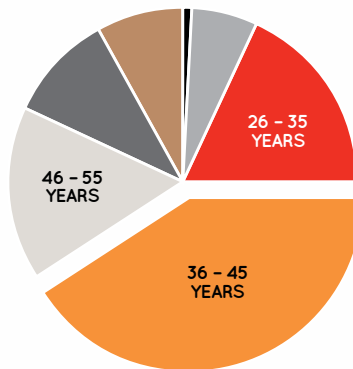


Sunnybank Hills Shoppingtown is a subregional shopping centre located 20km south of the Brisbane CBD.

The centre officially opened in 1986 and provides eight major and mini major national brand name retailers under the one roof. The centre is renowned for its convenience, location, wide range of services and growing multicultural offer, with an abundance of free undercover parking, in an easy to access convenient one stop location.

The centre underwent another large development in 2007 which transformed the centre. Recent developments have included the introduction of Coles and Kmart in 2012, and more recently the upgrade of our atrium in 2016. December 2017 included a \$3.3 million-dollar Food Court and balustrade redevelopment.

AGE PROFILE



| | |
|---------------|-----|
| 0 - 17 YEARS | 1% |
| 19 - 25 YEARS | 6% |
| 26 - 35 YEARS | 18% |
| 36 - 45 YEARS | 41% |
| 46 - 55 YEARS | 16% |
| 56 - 64 YEARS | 10% |
| 65+ YEARS | 8% |

KEY FEATURES

88

NUMBER OF RETAILERS

183m

TOTAL ANNUAL SALES (\$)

34,333

GROSS LEASABLE AREA (M2)

1,953

CAR PARKS
1,556 ARE UNDERCOVER

5.5m

ANNUAL CUSTOMER VISITS

MAJORS

- COLES
- WOOLWORTHS
- KMART
- ALDI

DEMOGRAPHICS

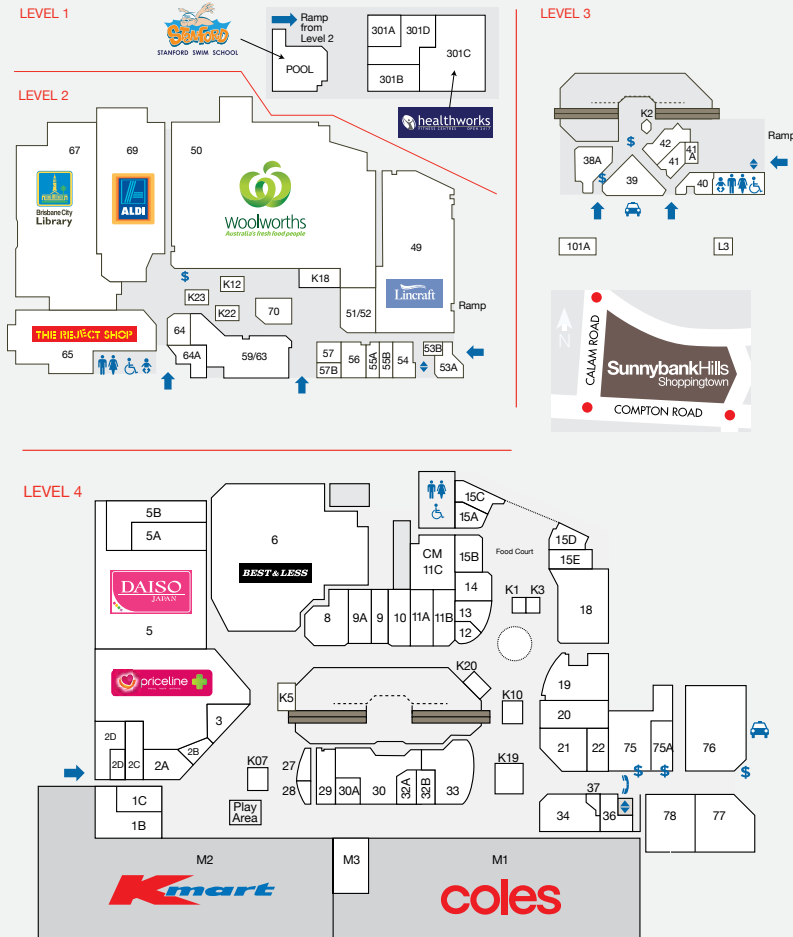
YOUNG TO MIDDLE AGE
WHITE COLLAR FAMILIES

MARKET

116,484

TRADE AREA POPULATION

Sunnybank Hills Shoppingtown



| STORE | NO | LEVEL |
|---------------------------------|------|-------|
| Sunny Meats | 54 | 2 |
| The Fruit Temple | 52 | 2 |
| The Vitamin Town | 9A | 4 |
| NEWSAGENT & BOOKS | | |
| Sunnybank Hills Newsagency | 18 | 4 |
| HAIR & BEAUTY | | |
| AGIO Hair | 2A | 4 |
| F10 Quickcuts | K23 | 2 |
| Footcare Haven | 20 | 4 |
| Heavenly Zen | 10 | 4 |
| Khool Hair & Beauty | 29 | 4 |
| Natures Nails | 55B | 2 |
| Price Wave Hairdressers | 36 | 4 |
| Trans Nails | 30A | 4 |
| HOMEWARES | | |
| The Furniture Club | 70 | 2 |
| JEWELLERY | | |
| Prouds The Jewellers | 8 | 4 |
| MISCELLANEOUS | | |
| Agomall | 3 | 4 |
| EB Games | 11A | 4 |
| Game Republic Cyber Game Cafe | 301B | 1 |
| Game Republic Karaoke | | |
| Entertainment Centre | 301D | 1 |
| Sunnyhills Floral Art | K12 | 2 |
| Taiwan Women's League of Qld | 41A | 3 |
| MOBILE PHONES | | |
| Mobile Solutions | K10 | 4 |
| Optus | 32B | 4 |
| Phone Story | 37 | 4 |
| Vodafone | 32A | 4 |
| OPTICAL | | |
| The Optical Superstore | 21 | 4 |
| Tony Collivas Optometrist | 64 | 2 |
| PHARMACY & MEDICAL | | |
| GP Plus Medical Centre | 5A | 4 |
| HAPI Physiotherapy | 1C | 4 |
| Mater Pathology | 2D | 4 |
| My Clinic | 64A | 2 |
| Priceline Pharmacy | 4 | 4 |
| Richard Marsden Dental Practice | 2C | 4 |
| Smile Bright Dental | 1BE | 4 |
| Sunnybank Hills Family Practice | 2D | 4 |
| SERVICES | | |
| Australia Post | 77 | 4 |
| Centre Management | 11C | 4 |
| Eunica Tax Agent & Accountant | 53B | 2 |
| First Copy | 57B | 2 |
| H&R Block | 57A | 2 |
| Mister Minit | K2 | 3 |
| Mymuch Computer Solutions | 40 | 3 |
| Peerless Dry Cleaners | 28 | 4 |
| REMOX Remittances and | | |
| Money Exchange | K20 | 4 |
| SPORTS & LEISURE | | |
| Healthworks Fitness Centre | 301C | 1 |
| Queensland Dance Centre | 301A | 1 |
| Stanford Swim School | Pool | 1 |
| TRAVEL AGENT | | |
| Helloworld Travel | 22 | 4 |

| STORE | NO | LEVEL | STORE | NO | LEVEL |
|----------------------------------|-------|-------|---------------------------------|-------|-------|
| SUPERMARKETS | | | FEMALE FASHION | | |
| ALDI | 69 | 2 | Inwear Fashion | 41 | 3 |
| Coles | M1 | 4 | Millers | 33 | 4 |
| Woolworths | 50 | 2 | Rockmans | 34 | 4 |
| DISCOUNT DEPARTMENT STORE | | | FOOD - EAT IN / TAKEAWAY | | |
| Kmart | M2 | 4 | 5 Degrees | 12 | 4 |
| MINI-MAJORS | | | Asian King Food | 14 | 4 |
| Best & Less | 6 | 4 | Chatime | K3 | 4 |
| Daiso | 5 | 4 | Chatterbox | 30 | 4 |
| Lincraft | 49 | 2 | Fukuya Japanese & Korean | 27 | 4 |
| The Reject Shop | 65 | 2 | Gloria Jean's | K18 | 2 |
| AUTO SERVICES | | | Jack's Café | 15E | 4 |
| Lotos Car Detailing (in Carpark) | L3 | 3 | M Carvery | 15B | 4 |
| mycar | 101A1 | 3 | Mr Curry | 15A | 4 |
| BANKS | | | New Excellent Kitchen | 15C | 4 |
| ANZ + ATM | 75 | 4 | Ramen Champion | 15D | 4 |
| BOQ + ATM | 75A | 4 | Snow Witch | K07 | 4 |
| CBA + ATM | 76 | 4 | Subway | 11B | 4 |
| NAB + ATM | 78 | 4 | Sushi Chef K | K22 | 2 |
| ATMS | | | Sushi Paradise | K1 | 4 |
| CBA ATM | ATM3 | 3 | Svitian Chinese Pancakes | K5 | 4 |
| Westpac ATM | ATM2 | 2 | The Coffee Club | K19 | 4 |
| BOTTLESHOP | | | The Kebab Shop | 13 | 4 |
| Liquorland | M3 | 4 | FRESH FOOD | | |
| BRISBANE CITY COUNCIL | | | Asian Village Supermarket | 59-63 | 2 |
| BCC - Library | 67 | 2 | La Boulangerie Amour Fou | 19 | 4 |
| | | | Meat Bros | 56 | 2 |
| | | | New York Baguette | 55A | 2 |

LEASING ENQUIRIES

ANDREW BIRKETT YFG Portfolio Leasing Manager
 M 0498 800 080 P 07 3323 8888
 E abirkett@retailfirst.com.au

TYSON WHITEWOOD YFG Portfolio Leasing Executive
 M 0449 869 993 P 07 3323 8888
 E tyson.whitewood@retailfirst.com.au

ABS CENSUS DATA 2017. PROFILE CURRENT AS AT AUGUST 2020