

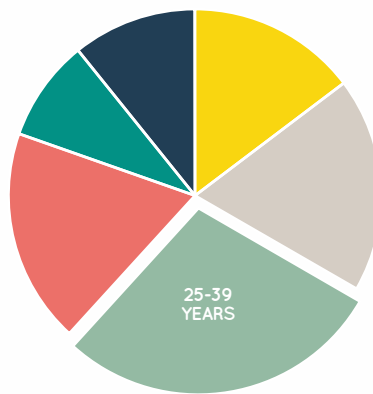


Fairfield Gardens Shopping Centre

is located approximately 5km South East of Brisbane CBD and is a convenient stop for many commuters.

Fairfield is accessible from the Beenleigh train line and Fairfield Road, while a bus interchange and taxi rank are right on the centre's doorstep. Trade area demographics are characterised by young singles and couples, professionals, affluent mature families and young families.

AGE PROFILE



| | |
|-------------|-----|
| 0-14 YEARS | 15% |
| 15-24 YEARS | 17% |
| 25-39 YEARS | 29% |
| 40-54 YEARS | 19% |
| 55-64 YEARS | 9% |
| 65+ YEARS | 11% |

KEY FEATURES

37

NUMBER OF RETAILERS

112m

TOTAL ANNUAL SALES (\$)

11,912

GROSS LEASABLE AREA (M2)

511

CAR PARKS
320 ARE UNDERCOVER

2.0m

ANNUAL CUSTOMER VISITS

MAJORS

- COLES
- ALDI

DEMOGRAPHICS

CAREER ORIENTED SINGLES AND COUPLES ON HIGHER INCOMES

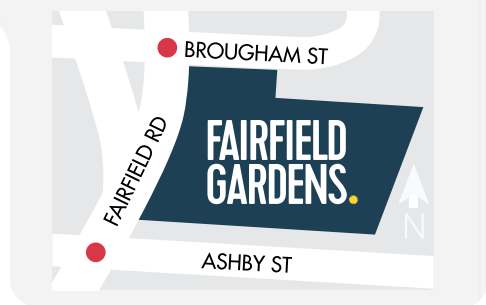
MARKET

55,331

TRADE AREA POPULATION



| STORE | LOCATION | STORE | LOCATION |
|----------------------------------|----------|------------------------------|----------|
| MAJORS | | HAIR & BEAUTY | |
| ALDI | M2 | Complete Skin & Beauty | 7 |
| Coles | 42 | Fade Studio Barbershop | 13 |
| 7-Eleven | G | Jamie's Hair Tree | 27 |
| FOOD - FRESH | | Li's Massage | 11 |
| BWS | 19 | Magic Hands Massage | 5 |
| Fairfield Bakehouse & Patisserie | 8A | Mode Hairdressing | 16 |
| Prestige Meats Fairfield | 26A | Q&A Nails | 10 |
| The Greengrocer | 21/22 | HEALTH | |
| FOOD - EAT IN/TAKEAWAY | | Fairfield Gardens Chemist | 32 |
| Bubble King | K2 | Growlife Medical | 33 |
| Carpe Diem | 4 | Najmi Dental | 17 |
| Daily Sushi | 19A | OPSM | 6 |
| Grill'd | 1 | Snap Fitness | 35 |
| Ichiban Sushi | 2 | Southside Eyewear | 18 |
| Impressive Dumplings | 9 | Specsavers | 23-25 |
| FASHION & JEWELLERY | | HOMEWARES & GIFTS | |
| Lifeline | 14 | Cignall Tobacconist | 28 |
| Voodoo Moon | 15 | Dollars and Sense | 30 |
| | | Presents of Mind | 12 |



| STORE | LOCATION |
|-----------------------------------|----------|
| MISCELLANEOUS | |
| Repair Mate | K1 |
| TechM8 | 8 |
| SERVICES | |
| ATM2Go | ATM4 |
| Australia Post | 31 |
| Australia Post 24/7 Parcel Pickup | C |
| Fairfield Gardens News | 26B |
| Fairfield Library | 40 |
| Tennyson Ward Office | 41 |

LEASING ENQUIRIES

NATHAN BUTLER
 YFG Portfolio Leasing Executive
 M 0413 200 031
 E nathan.butler@retailfirst.com.au

ANTHONY CAPIAGHI
 YFG Portfolio Leasing Executive
 M 0413 200 021
 E anthony.capiaghi@retailfirst.com.au