

P A C I F I C

F A I R

O C E A N S

A P A R T

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# THE FACTS

## PACIFIC FAIR

A \$730 million redevelopment, completed 2016.

+\$1.0bn in annual sales: Number 1 in Queensland,  
Number 2 in Australia.

155,000 Sqm on completion: Number 1 in QLD.  
Number 2 in Australia.

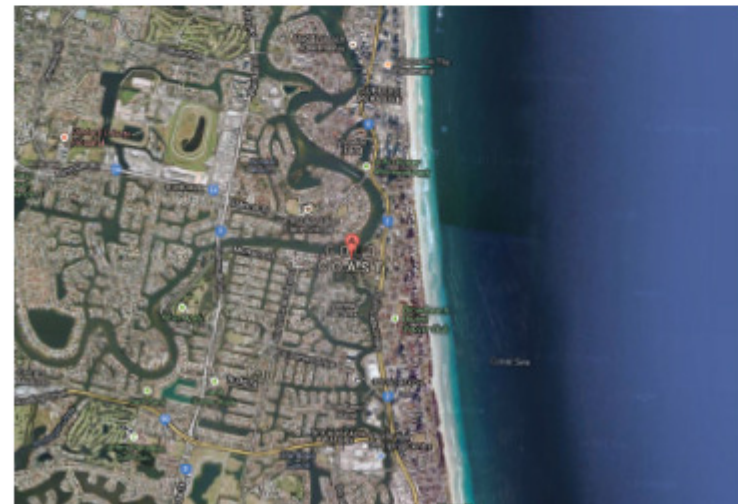
Deepest collection of luxury retail brands in any  
Australian centre.

Largest aggregation of High Street Fast Fashion of  
any centre in Australia.

All leading Australian major retailers: David Jones,  
Myer, Big W, Target, Kmart, Coles, Woolworths,  
Event Cinemas with Gold Class & V Max.

Approx. 400 plus shops on completion.

6,500 parking spaces on completion.



VIBRANT, OPEN, BOLD AND BEAUTIFUL.







WATER - GREEN - LIGHT - ART



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OPPORTUNITY

RETAIL GROWTH AND EXPENDITURE

Retail expenditure of the total trade area population is expected to grow from \$6.7billion to \$12.5bn by 2026.

Retail expenditure of the main trade population is expected to grow from \$5.6 billion to \$8.8 billion by 2021.(1)

1. Urbis report – Pacific Fair Expansion Potential Update, December 2011

The domestic residential landscape is dynamic and evolving – the trade area population was over 550,000 as of October 2013 and is expected to grow to 585,000 by 2016.(2)

2. Urbis report – Pacific Fair Research, Assessment of Development Scheme August 2012

Affluent and sophisticated baby boomers along with young aspiring families will drive growth forward.



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# TOURISM

## THE FACTS

In addition to trade area population the Gold Coast attracts around 12 million tourist visits per annum. (as at December 2012)

754,000 international visitors from around the globe.

Tourists spend around \$4.6 billion each year. (1)

Tourism expenditure is expected to reach \$5.1 billion by 2017. (2)

The Gold Coast is the third largest market for Chinese visitors in Australia. Chinese tourists were 202,000 in 2013. (3)

The vibrant city is the new playground for the Asian market with Chinese and Singaporean visitors up by nearly 40% in the past year.



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# TOURISM

A magnet for high-net-worth families from Sydney, Melbourne and Brisbane, almost 3.5 million.<sup>(4)</sup> domestic-overnight tourists visit the area's famous resorts, beaches and theme parks each year.

30% of total centre sales are expected from the tourism market post expansion. \$327 million pa.

Middle East market - 23,000 visitors per year, spending \$74 million PA. 90% of Middle Eastern travellers stay extensively on the Gold Coast region.

Around 7.5 million day-trippers flood the market each year. <sup>(5)</sup>

1,2,5 - TNS Pacific Fair, Volume II Forecast and Tourism Profiles Report, 2012.

3 - KPMG Property and demographic advisory.

4 - MacroPlan Dimasi, Pacific Fair Shopping Centre, Review of Planned Expansion, October 2013.



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# BROADBEACH DEVELOPMENT

## THE NEW BROADBEACH

More than \$1.1 billion in development is underway or awaiting council approval for Broadbeach.

\$72 million Synergy development began in January 2014.

\$345 million revamp of Jupiters Hotel and Casino.

Developers are also preparing to submit plans to Gold Coast City Council for The Matrix, a 37-storey tower and a 30-storey highrise to replace the Beach Hotel.



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FAIR

# JUPITERS

## MASTER PLAN



# TRANSPORT

## TRANSPORT

The Gold Coast rapid transport system will plug Pacific Fair into the heart of the city with the new Glink lightrail station on the doorstep of the centre.

## INTERNATIONAL FLIGHTS (1)

- ≡ Direct flights to/from China's Chengdu district will commence in February 2015.
- ≡ Chengdu is a major opportunity due to its 140 million person wealthy demographic.
- ≡ Chinese tourism into Australia is currently worth \$5.3bn.
- ≡ In 2020 it will be worth \$13.0bn.

1. Gold Coast Bulletin, October 31, 2014



# COMMONWEALTH GAMES



## COMMONWEALTH GAMES ON THE GOLD COAST

The 2018 Commonwealth Games are expected to bring \$1.4 to \$2.0 billion into the local economy.

Travellers to the event are likely to spend around 25% more than the average tourist. (1)

1. Gold Coast Commonwealth Games CEO Mark Peters, February 2011.



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# International Luxury Retail

## Luxury Brand Terms Agreed



## Luxury Brands Under Offer



## Luxury Brands Engaged



## International High Street Retail



H&M



ZARA

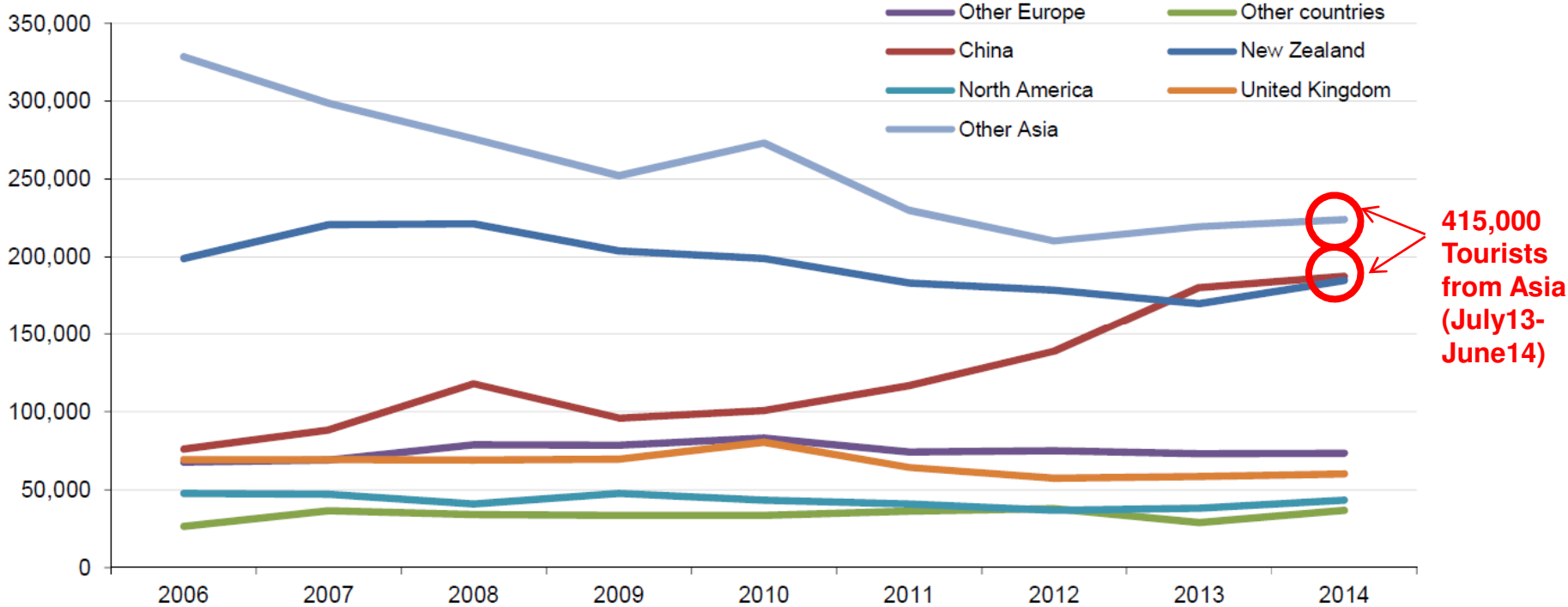


SEPHORA



# International Tourism

Gold Coast Tourism Region - International Visitors, by country/region, 2006-2014\*



\*Year ended June

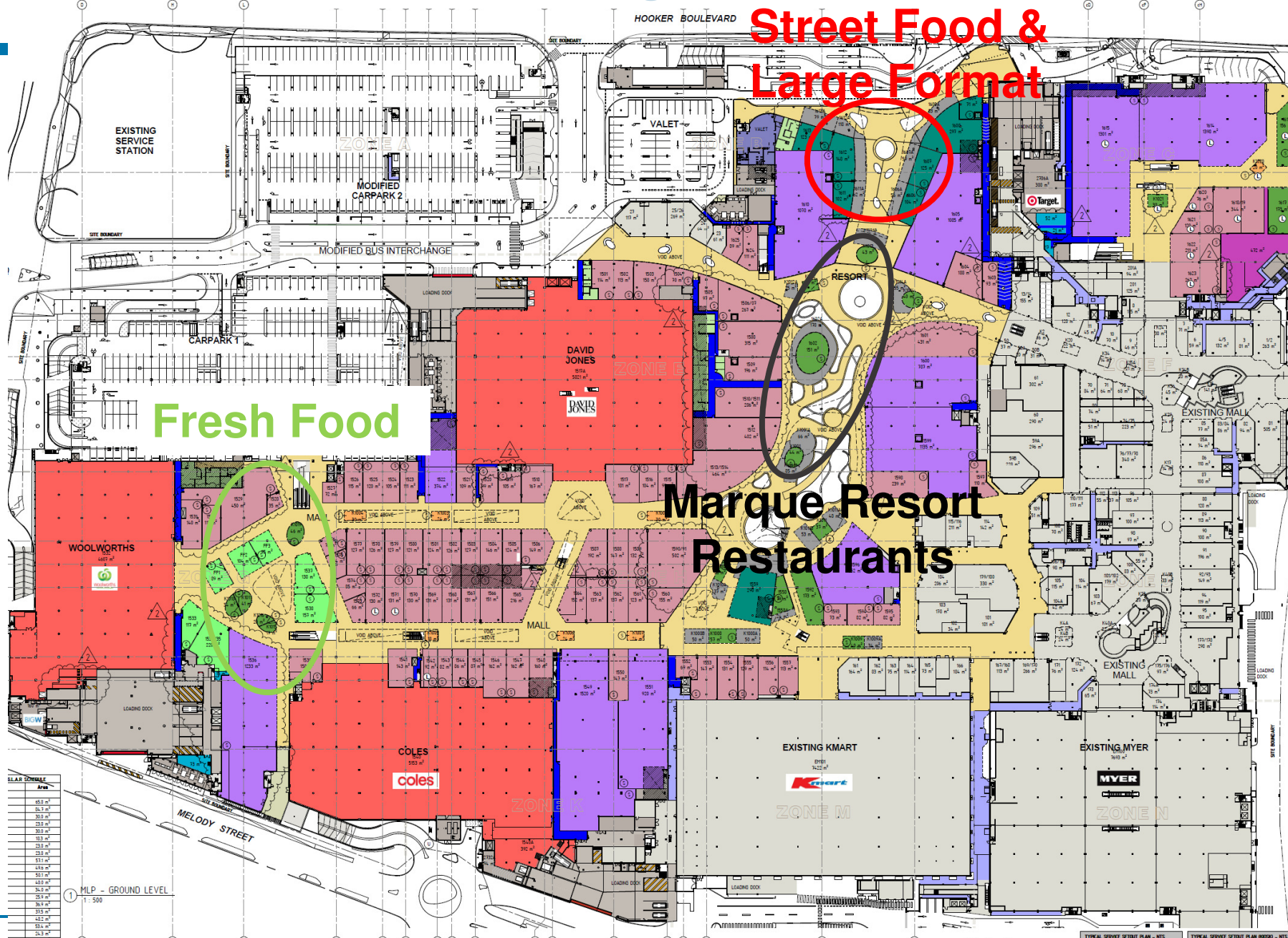
Source: Tourism Research Australia; MacroPlan Dimasi

# Food Catering - Ground

**Street Food & Large Format**

**Fresh Food**

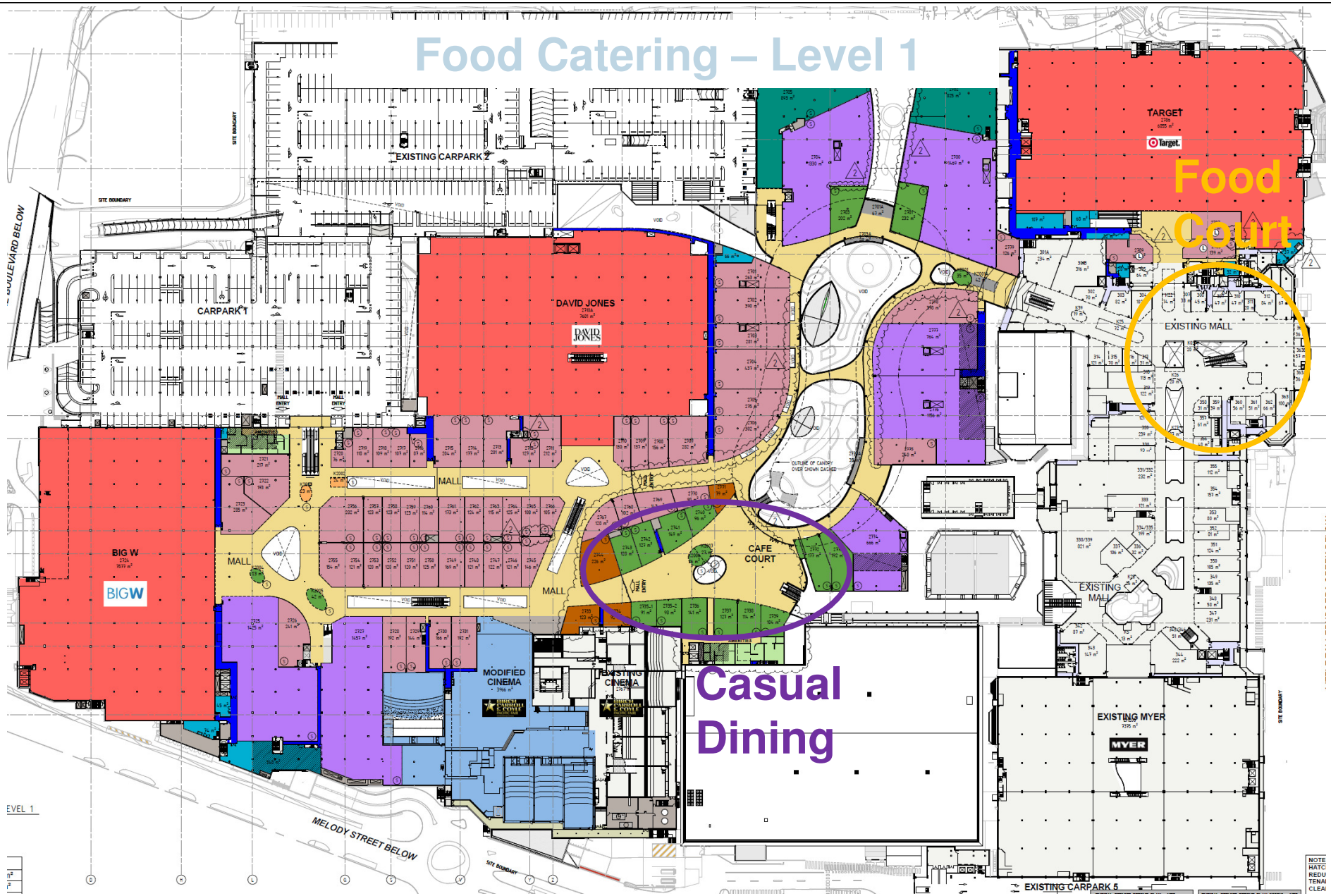
**Marque Resort Restaurants**



SLAB COVERED	Area
1	65.8 m <sup>2</sup>
2	66.7 m <sup>2</sup>
3	302.9 m <sup>2</sup>
4	23.8 m <sup>2</sup>
5	38.0 m <sup>2</sup>
6	183.9 m <sup>2</sup>
7	23.2 m <sup>2</sup>
8	23.8 m <sup>2</sup>
9	53.1 m <sup>2</sup>
10	48.5 m <sup>2</sup>
11	52.1 m <sup>2</sup>
12	42.0 m <sup>2</sup>
13	36.0 m <sup>2</sup>
14	25.1 m <sup>2</sup>
15	56.3 m <sup>2</sup>
16	31.5 m <sup>2</sup>
17	42.2 m <sup>2</sup>
18	53.4 m <sup>2</sup>
19	24.3 m <sup>2</sup>
20	74.1 m <sup>2</sup>

1 MLP - GROUND LEVEL  
1:500

# Food Catering – Level 1



# Casual Dining 3D Perspective



# Casual Dining 3D Perspective



# Resort 3D Perspective



AMPCAPITAL  SCENTRE GROUP

# Resort 3D Perspective





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