

on behalf of

**SPG** Investments Pty Ltd  
ABN 96 781 920 840

information  
memorandum  
Quality Homemaker & Retail  
portfolio



## INTRODUCTION

### QUALITY HOMEMAKER AND RETAIL PORTFOLIO

Knight Frank and Stonebridge Property Group are pleased to offer an exceptional portfolio of five Homemaker & Retail properties for sale via a Public Expressions of Interest campaign on behalf of SPG Investments Pty Ltd.

Offers invited for the individual properties, or any combination, including the five properties “in one line”.



Rockdale	Port Macquarie	Dubbo	Penrith	Morayfield
<ul style="list-style-type: none"> <li>Major Princes Highway frontage with three street access.</li> <li>Rockdale is an inner Sydney suburb close to Sydney International Airport.</li> <li>The building is modern and purpose built for major bulky goods operators.</li> <li>Tenants include; Spotlight, Anaconda (2011), Good Guys, and Sleep City/Everyday Living.</li> <li>GLAR 8,814m<sup>2</sup>.</li> <li>Car parking for 164 vehicles.</li> </ul>	<ul style="list-style-type: none"> <li>Highly exposed on a busy main road at the main entry point to an established light Industrial zone, close to other major retailers including; Bunnings, Clark Rubber, Good Guys, and Bing Lee.</li> <li>Tenants include; Spotlight, Sleep City/Everyday Living, Repco, and Super Cheap Auto.</li> <li>GLAR 7,768m<sup>2</sup>.</li> <li>Car parking for 239 vehicles.</li> </ul>	<ul style="list-style-type: none"> <li>An outstanding, prominent location opposite Orana Mall and amongst other major bulky goods users including Harvey Norman, Freedom &amp; Fantastic Furniture on Mitchell Highway.</li> <li>Dubbo is a major regional town in the central west of NSW.</li> <li>Tenants Include; Spotlight, The Good Guys, Sleep City, and Repco.</li> <li>GLAR 8,515m<sup>2</sup>.</li> <li>Car Parking for 250 vehicles.</li> </ul>	<ul style="list-style-type: none"> <li>Prominent CBD land holding with three street frontages in the heart of Penrith's retail and commercial centre, opposite Westfield Penrith Plaza.</li> <li>Approximately 50% of gross income secured to multiple retailers, banks or government tenancies.</li> <li>Penrith is approximately 50 kilometres West from Sydney CBD.</li> <li>Tenants include; Trade Secret and Bank of Queensland.</li> <li>Further development potential (STCA)</li> <li>GLAR 6,352m<sup>2</sup>.</li> <li>Car parking for 102 vehicles.</li> </ul>	<ul style="list-style-type: none"> <li>Prominent corner location within the commercial centre along Morayfield Road, close to Coles, Bob Jane T-Mart, Morayfield Shopping Centre and Morayfield Railway Station.</li> <li>Morayfield is a residential suburb of Caboolture, approximately 44 kilometres north of Brisbane CBD.</li> <li>Long lease to large part of property being mostly national tenants.</li> <li>Tenants include; Anaconda and R.T Edwards.</li> <li>GLAR 5,201m<sup>2</sup>.</li> <li>Car parking for 160 vehicles.</li> </ul>



## INTRODUCTION

### QUALITY HOMEMAKER AND RETAIL PORTFOLIO INCOME SUMMARY AS AT 1 NOV 2010



Financial Summary As at 1 November 2010	Rockdale	Port Macquarie	Dubbo	Penrith	Morayfield	TOTAL						
Base Rent	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)						
Specialty Tenants	1,889,461	1,144,367	1,191,765	1,192,653	939,759	6,360,086						
Plus												
Recoverable Outgoings	400,459	140,530	219,686	240,015	126,511	1,127,201						
Gross Income	2,289,920	1,284,897	1,411,451	1,432,668	1,066,270	7,487,287						
Less												
Statutory Charges	123,238	81,065	145,082	68,833	90,866	509,084						
Operating Expenses	280,970	404,208	115,966	197,031	114,835	259,917	172,553	241,386	84,545	175,411	768,869	1,277,953
Net Income	1,885,712	1,087,866	1,151,534	1,191,282	890,859	6,207,153						
Say	1,886,000	1,088,000	1,152,000	1,191,000	891,000	6,208,000						

#### Notes

1. All amounts are GST exclusive.
2. Incomes are assessed as at 1 November 2010 with the exception of Rockdale, which is assessed as at 1 February 2011.
3. Base rents includes "budgeted" rents for vacant space where relevant.

## NEW SOUTH WALES

### ROCKDALE

#### 383-391 PRINCES HIGHWAY, ROCKDALE



#### Location

The property is situated on the south western corner of Rockdale Street and Princes Highway in Banksia (Rockdale). Development surrounding comprises a variety of retail, commercial facilities and car yards and is situated approximately 500 metres north of Rockdale strip shopping centre. The property will soon benefit from the RTA approved right hand turn into and out of Rockdale Street to/from the Princes Highway, with works expected to be completed by December 2010.

#### Improvements

The property comprises a modern (Circa 2005) two storey retail building with basement parking. Arranged over two levels, the Spotlight tenancy (as well as Anaconda from early 2011) is situated on the upper level and The Good Guys, Sleep City and Everyday Living and a café are situated at ground level. Access to the store is gained either off Princes Highway or via the basement car park. Travelators provide access from the car park together with a passenger lift and rear goods lift servicing the first floor. The car park accommodates 164 vehicles.

#### Tenancy Details

The attached tenancy schedule confirms that the property comprises four (4) tenancies. These tenants are The Good Guys, Sleep City and Everyday Living, Spotlight/Anaconda (2011) and café.

#### Town Planning

Planning Instrument: Rockdale LEP 2000.

Zoning: 3(b) Highway Business Zone

<b>Title Particulars</b>	Lot 100 on DP 1072606	
<b>Title Reference</b>	100/1072606	
<b>Land Area</b>	6,329 m <sup>2</sup> (approx).	
<b>Site Dimensions</b>	The subject site is of an irregular shape and the land has a moderate slope towards the south east. The site has been excavated and filled to provide a suitable building platform.	
<b>Frontages</b>	Railway Street	70.410 metres
	Princes Highway Lane	92.675 metres
		70.950 metres

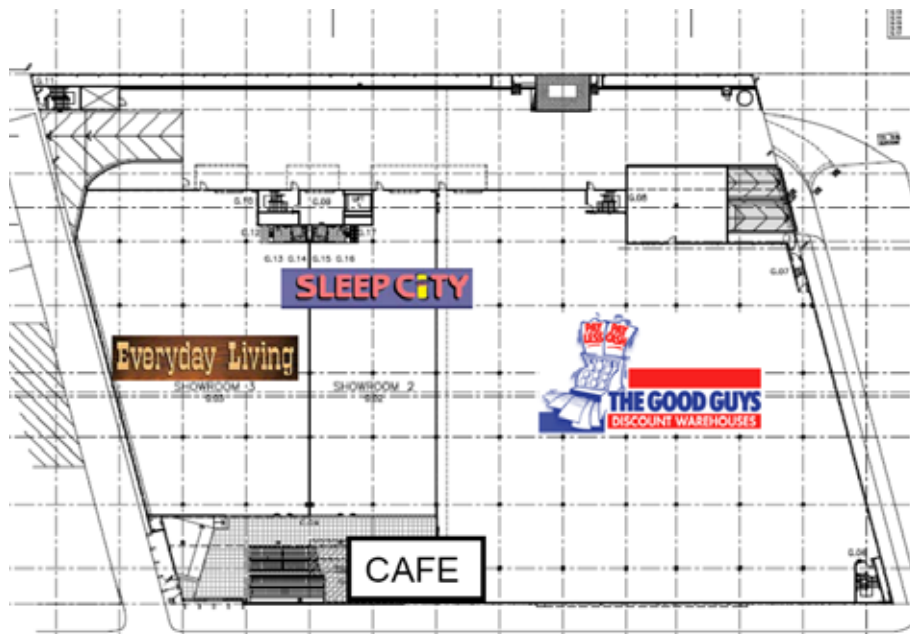


## NEW SOUTH WALES

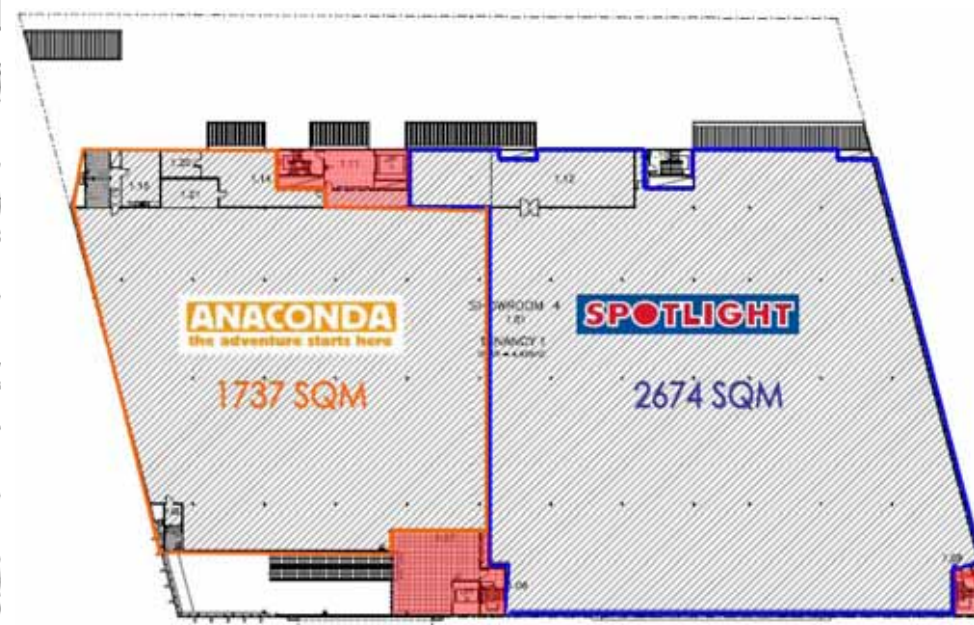
### ROCKDALE

### 383-391 PRINCES HIGHWAY, ROCKDALE

Floor Plate  
Ground Floor



Floor Plate  
Level 1



Spotlight Rockdale - Outgoings Budget		
Item	Budget 2010/2011	
	\$pa	\$psm
<b>Statutory Expenses</b>		
Municipal Rates	26,839	3.05
Water & Sewerage Rates	2,170	0.25
Land Tax	94,229	10.69
<b>Statutory Expenses Subtotal</b>	<b>123,238</b>	<b>13.98</b>
<b>Operating Expenses</b>		
Insurance	27,824	3.16
Airconditioning & Ventilation	2,304	0.26
Common Area Cleaning	44,880	5.09
Toilet Requisites	750	0.09
Rubbish Removal	1,629	0.18
Electricity	53,432	6.06
Fire Protection/Public Address	15,380	1.74
Essential Services Compliance	3,600	0.41
Lifts & Escalators	38,692	4.39
Pest Control	540	0.06
Repairs & Maintenance	17,112	1.94
Security/Access Control	5,475	0.62
Gardening/Landscaping	3,600	0.41
Administration/Management	64,422	7.31
Miscellaneous	1,330	0.15
<b>Operating Expenses Subtotal</b>	<b>280,970</b>	<b>31.88</b>
<b>Total Outgoings</b>	<b>404,208</b>	<b>45.86</b>

Note: Basement cark park plan available upon request.

Spotlight Rockdale - Tenancy Schedule													
Specialties Shop No	Trading Name	GLAR (sqm)	Base Rent (\$pa) (\$psm)	Outgoings (\$pa) (\$psm)	Gross Rent (\$pa) (\$psm)	Lease Term	Option Period	Lease Start	Lease End	Next Review	Review Type		
1	The Good Guys	2,627.0	627,005 239	120,009 46	747,014 285	10	7 + 7	20-Oct-05	19-Oct-15	20-Oct-11	CPI		
2	Sleep City	1,694.0	490,000 289	77,527 46	567,527 335	10	10	12-Nov-05	11-Nov-15	12-Nov-11	CPI		
3	Café	82.0	27,456 335	10 0	27,466 335	3	3	1-Jun-09	31-May-12	1-Jun-11	CPI		
4	Spotlight*	2,674.0	445,000 166	123,041 46	568,041 212	10	6 + 6	1-Feb-11	31-Jan-21	1-Feb-12	CPI / 3% MAX		
5	Anaconda*	1,737.0	300,000 173	79,872 46	379,872 219	10	6 + 6	1-Feb-11	31-Jan-21	1-Feb-12	CPI / 3% MAX		
<b>Total Centre</b>		<b>8,814.0</b>	<b>1,889,461</b> <b>215</b>	<b>400,459</b> <b>45</b>	<b>2,289,920</b> <b>260</b>								

Note:

\* Currently shops 4 & 5 are leased to Spotlight as a single tenancy. Incorporation of Anaconda to occur early 2011.

## NEW SOUTH WALES

### PORT MACQUARIE

#### 180 LAKE ROAD, PORT MACQUARIE



#### Location

The property is situated on the southern side of Lake Road approximately 3 kilometres south-west of the CBD. Bulky Goods developments surrounding the subject property comprise complementary retailers such as Bunnings, The Good Guys, Bing Lee and others.

#### Improvements

The property comprises a modern air conditioned single storey showroom/bulky goods complex, constructed in 2003.

Main access is directly from Lake Road, although additional loading access is provided at the rear. Onsite parking is provided for 239 vehicles.

#### Tenancy Details

The property comprises 6 showrooms and a coffee shop

fully occupied by Spotlight, Fantastic Furniture, Sleep City/Everyday Living, Repco, Super Cheap Auto, Pet World and Coffee Spot Café.

#### Town Planning

Planning Instrument: Hastings LEP 2001. New draft Port Macquarie Hastings LEP 2010. Zoning 4(a) General Industrial.

<b>Title Particulars</b>	Lot 2 on DP 1015654
<b>Title Reference</b>	2/1015654
<b>Land Area</b>	21,990 m <sup>2</sup> (approx).
<b>Site Dimensions</b>	The subject site is of irregular shape.
<b>Frontages</b>	Lake Road 136.500 metres East Boundary 208.095 metres West Boundary 164.780 metres



## NEW SOUTH WALES

### PORT MACQUARIE

### 180 LAKE ROAD, PORT MACQUARIE

#### Floor Plan



#### Spotlight Port Macquarie - Outgoings Budget

Item	Budget 2010/2011	
	\$pa	\$psm
<b>Statutory Expenses</b>		
Municipal Rates	17,571	2.26
Water & Sewerage Rates	8,255	
Land Tax	55,239	7.11
<b>Statutory Expenses Subtotal</b>	<b>81,065</b>	<b>10.44</b>
<b>Operating Expenses</b>		
Insurance	17,273	2.22
Common Area Cleaning	10,660	1.37
Electricity	18,527	2.39
Fire Protection/Public Address	1,920	0.25
Essential Services Compliance	7,560	0.97
Pest Control	2,140	0.28
Repairs & Maintenance	9,200	1.18
Gardening/Landscaping	9,930	1.28
Administration/Management	37,656	4.85
Miscellaneous	1,100	0.14
<b>Operating Expenses Subtotal</b>	<b>115,966</b>	<b>14.93</b>
<b>Total Outgoings</b>	<b>197,031</b>	<b>25.36</b>

#### Spotlight Port Macquarie - Tenancy Schedule

Specialties Shop No	Trading Name	GLAR (sqm)	Base Rent (\$pa) (\$psm)	Outgoings (\$pa) (\$psm)	Gross Rent (\$pa) (\$psm)	Lease Term	Option Period	Lease Start	Lease End	Next Review	Review Type
1	Spotlight	2,810.0	349,074 (124)	71,266 (25)	420,340 (150)	10.00	6 + 6 + 6	1-May-10	3-Apr-20	1-May-11	CPI / 3% MAX
1/2	Fantastic Furniture	1,725.0	212,975 (123)	1,834 (1)	214,809 (125)	2.00	3	1-Jul-09	30-Jun-11	1-Jul-11	Expiry
3/4	Sleep City / Everyday Living	1,600.0	252,521 (158)	40,588 (25)	293,109 (183)	10.00	10	8-Dec-03	7-Dec-13	8-Dec-11	CPI
5	Repco	550.0	94,228 (171)	13,950 (25)	108,178 (197)	10.00	5	12-Jan-04	11-Jan-14	12-Jan-11	CPI / 3%
6	Pet World	398.0	78,354 (197)	10,088 (25)	88,442 (222)	5.00	5	28-Jul-06	27-Jul-11	28-Jul-11	Mkt
7	Super Cheap Auto	600.0	124,767 (208)	637 (1)	125,404 (209)	5.00	5 + 5	22-Oct-09	21-Oct-14	22-Oct-11	3%
8	Café	85.0	32,448 (382)	2,167 (25)	34,615 (407)	3.00	3	9-Mar-08	8-Mar-11	9-Mar-11	Mkt
<b>Total Centre</b>		<b>7,768.0</b>	<b>1,144,367 (147)</b>	<b>140,530 (18)</b>	<b>1,284,897 (165)</b>						

## NEW SOUTH WALES

### DUBBO

#### 245 COBRA STREET, DUBBO



#### Location

The property is situated on the southern side of Cobra Street approximately 1.5 kilometres east of the CBD. Bulky Goods developments surrounding the subject property comprising such retailers as Harvey Norman, Fantastic Furniture, BBQ's Galore, Snooze and others.

The site is also in close proximity to the sub-regional Orana Mall Shopping Centre.

A location plan is attached.

#### Improvements

The property comprises a modern air conditioned single storey showroom/bulky goods complex, constructed in 2003. Main access is directly from Cobra Street, although additional rear loading and customer access is available from Hawthorn Street, on title.

Convenient Onsite parking is provided for 250 vehicles.

#### Tenancy Details

The premises which comprise 5 showrooms are occupied by Spotlight, The Good Guys, Sleep City/Everyday Living, One Vacancy and Repco.

#### Town Planning

Planning Instrument: Dubbo LEP 1998 Urban areas (as amended 2010). Zoning: Light Industrial.

<b>Title Particulars</b>	Lot 121 on RP 1074142 Lot 22 on RP 1108538
<b>Title Reference</b>	121/1074142 22/1108538
<b>Land Area</b>	23,490 m <sup>2</sup> (approx).
<b>Site Dimensions</b>	The subject site is rectangular in shape.
<b>Frontages</b>	Cobra Street 96.16 metres East Boundary 223.60 metres

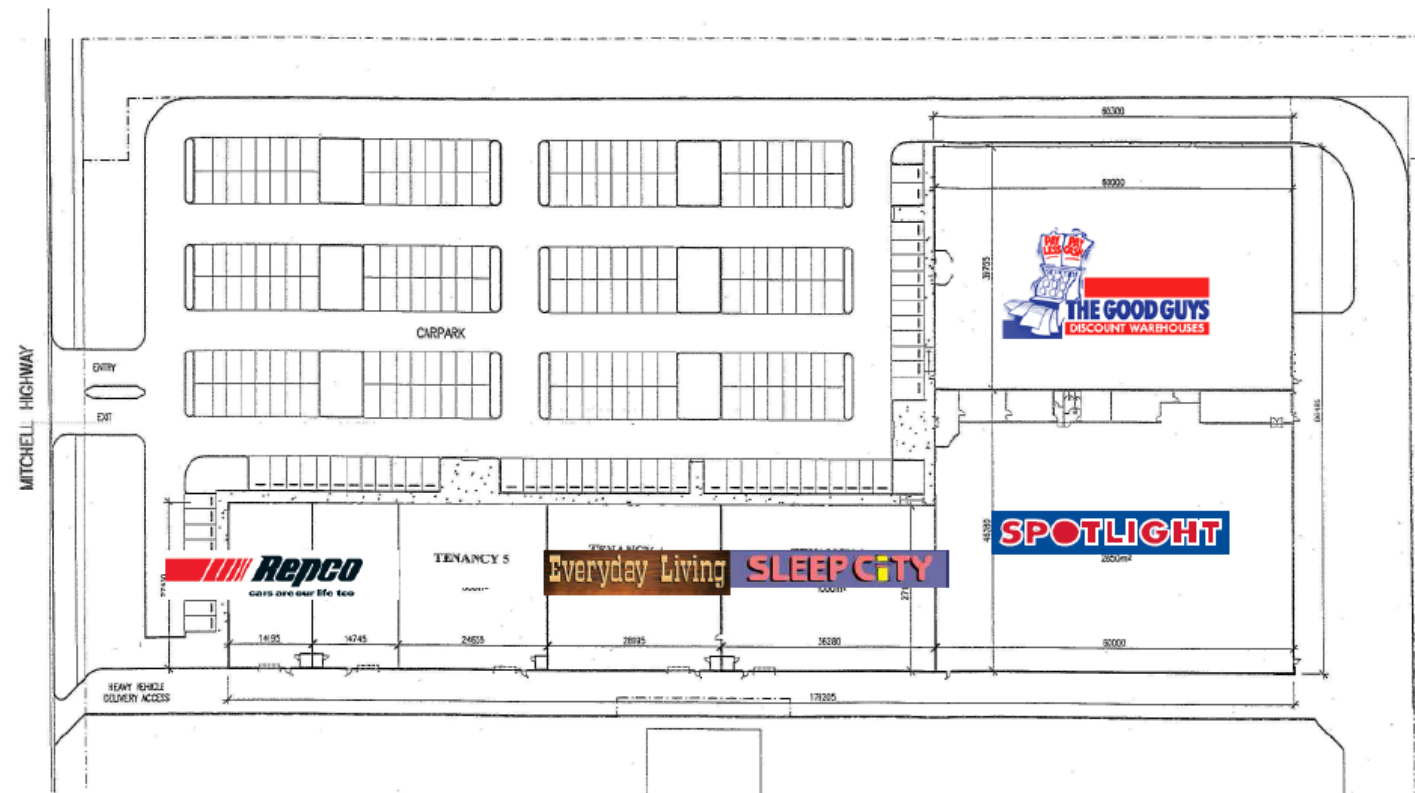


## NEW SOUTH WALES

### DUBBO

### 245 COBRA STREET, DUBBO

#### Floor Plan



Spotlight Dubbo- Outgoings Budget		
Item	Budget 2010/2011	
	\$pa	\$psm
<b>Statutory Expenses</b>		
Municipal Rates	87,895	10.32
Water & Sewerage Rates	18,314	2.15
Land Tax	38,874	4.57
<b>Statutory Expenses Subtotal</b>	<b>145,082</b>	<b>17.04</b>
<b>Operating Expenses</b>		
Insurance	18,392	2.16
Common Area Cleaning	7,920	0.93
Electricity	19,043	2.24
Fire Protection/Public Address	4,098	0.48
Essential Services Compliance	4,733	0.56
Pest Control	1,320	0.16
Repairs & Maintenance	7,750	0.91
Gardening/Landscaping	12,480	1.47
Administration/Management	38,549	4.53
Miscellaneous	550	0.06
<b>Operating Expenses Subtotal</b>	<b>114,835</b>	<b>13.49</b>
<b>Total Outgoings</b>	<b>259,917</b>	<b>30.52</b>

#### Spotlight Dubbo - Tenancy Schedule

Specialties Shop No	Trading Name	GLAR (sqm)	Base Rent (\$pa) (\$psm)	Outgoings (\$pa) (\$psm)	Gross Rent (\$pa) (\$psm)	Lease Term	Option Period	Lease Start	Lease End	Next Review	Review Type
1	Spotlight	2,850.0	295,230 104	86,994 31	382,224 134	10.00	6 + 6 + 6	1-Mar-10	29-Feb-20	1-Mar-11	CPI / 3% MAX
2	The Good Guys	2,400.0	380,504 159	36,569 15	417,073 174	10.00	5 + 5	30-Oct-03	29-Oct-13	30-Oct-11	CPI
3/4	Sleep City/Everyday Living	1,800.0	264,686 147	54,946 31	319,632 178	10.00	10	30-Oct-03	29-Oct-13	30-Oct-11	CPI
5	Vacant	680.0	102,000 150	20,767 31	122,767 181						
6	Repco	785.0	149,345 190	20,410 26	169,755 216	10.00	5	27-Jul-04	26-Jul-14	27-Jul-11	CPI
<b>Total Centre</b>		<b>8,515.0</b>	<b>1,191,765 140</b>	<b>219,686 26</b>	<b>1,411,451 166</b>						

## NEW SOUTH WALES

### PENRITH

#### 521-527 HIGH STREET, PENRITH



#### Location

The property is prominently situated on the north-western corner of Station and High Street, Penrith which is 55 kilometres west of the Sydney GPO. The property is within close proximity to Westfield Penrith Plaza and Penrith railway station.

#### Improvements

Essentially a redevelopment or re-leasing opportunity, the property comprises a freestanding building dating from 1973 including basement and ground level retail and a first floor car park accommodating some 102 vehicles. The site adjoins and interlinks with Council car parks on either side of the property.

#### Tenancy Details

The tenancies in the complex provide for 2 major occupiers and 6 specialty tenancies. The ground floor tenancy is occupied by Trade Secret. Three of the remaining specialty shops are occupied by the Bank of Queensland, the state

government member of parliament and an optometrist. A fourth has been recently leased to Allied Computers.

The major tenancy to the lower level and the one remaining specialty shop are available for lease.

#### Town Planning

Planning Instrument: Penrith City Centre LEP 2008. Penrith City Centre Plan (adopted 15/10/07 amended 5/12/08).

Zoning: B3 Commercial Core. Height limit; 20m. FSR 3:1.

<b>Title Particulars and Title References</b>	Lot 1 & 2 on DP 501799 - 1 & 2/501799 Lot 1 on DP 659569 - 1/659569 Lot 1 & 3 on DP 588817 - 1 & 3/588817 Lot 10 on DP 548172 - 10/548172 Lot 2 on DP 232781 - 2/232781
<b>Land Area</b>	3,731 m <sup>2</sup> (approx).
<b>Site Dimensions</b>	The subject site is "L" shaped and the topography is relatively level.
<b>Frontages</b>	High Street 28.5 metres, Station Street 93.8 metres Henry Street 11.1 metres



## NEW SOUTH WALES

### PENRITH

#### 521-257 HIGH STREET, PENRITH

##### Floor Plate



Spotlight Penrith- Outgoings Budget		
Item	Budget 2010/2011	
	\$pa	\$psm
<b>Statutory Expenses</b>		
Municipal Rates	25,392	4.00
Water & Sewerage Rates	2,008	0.32
Land Tax	41,433	6.52
<b>Statutory Expenses Subtotal</b>	<b>68,833</b>	<b>10.84</b>
<b>Operating Expenses</b>		
Insurance	22,273	3.51
Airconditioning & Ventilation	18,633	2.93
Lifts and Escalators	11,800	1.86
Common Area Cleaning	18,825	2.96
Rubbish Removal	760	0.12
Car Parking	10,800	1.70
Electricity	6,352	1.00
Fire Protection/Public Address	15,220	2.40
Sanitary/Toilet Requisites	2,278	0.36
Pest Control	4,032	0.63
Repairs & Maintenance	11,600	1.83
Security/Access Control	6,844	1.08
Administration/Management	33,770	5.32
Miscellaneous	9,367	1.47
<b>Operating Expenses Subtotal</b>	<b>172,553</b>	<b>27.17</b>
<b>Total Outgoings</b>	<b>241,386</b>	<b>38.00</b>

##### Spotlight Penrith - Tenancy Schedule

Specialties Shop No	Trading Name	GLAR (sqm)	Base Rent (\$pa) (\$psm)	Outgoings (\$pa) (\$psm)	Gross Rent (\$pa) (\$psm)	Lease Term	Option Period	Lease Start	Lease End	Next Review	Review Type
1	Vacant	3,189.8	465,000 146	121,877 38	586,877 184						
2-3	Trade Secret	2,511.8	464,683 185	95,981 38	560,664 223	10	5 + 5	22-Apr-10	21-Apr-20	22-Apr-11	4%
4	Vacant	50.7	32,000 631	1,840 36	33,840 667						
5	Oticon	79.3	34,310 433	2,852 36	37,162 469	5	5 + 5	7-Jun-10	6-Jun-15	7-Jun-11	CPI
6-8	Bank of Queensland	210.5	72,219 343	6,373 30	78,592 373	7	7 + 7	15-Jul-10	14-Jul-17	15-Jul-11	CPI
9-10	Allied Computers	196.5	68,700 350	6,999 36	75,699 385	6	6	23-Nov-09	22-Nov-15	23-Nov-10	4%
11	Her Majesty the Queen	113.0	55,741 493	4,094 36	59,835 530	5	4	1-Jul-06	30-Jun-11	1-Jul-11	Mkt
<b>Total Centre</b>		<b>6,352</b>	<b>1,192,653 188</b>	<b>240,015 38</b>	<b>1,432,668 226</b>						

## QUEENSLAND

### MORAYFIELD

#### 190 MORAYFIELD ROAD, MORAYFIELD



#### Location

The property is situated on a prominent corner of Morayfield Road and Caboolture River Road located approximately 41kms north of Brisbane's CBD. Situated within the main retail/commercial precinct of Morayfield which features a high concentration of retail and showroom uses along Morayfield Road, particularly the Morayfield Shopping Centre located directly opposite.

#### Improvements

The property is improved with a single level bulky goods retail centre which currently accommodates four tenancies and incorporates on site car parking for approximately 160 vehicles.

#### Tenancy Details

The attached tenancy schedule confirms the relevant details of the tenancies, including Anaconda, R.T. Edwards, Shoe Warehouse and Sleepy's.

#### Town Planning

Caboolture Shire Plan (adopted 12th December 2005)  
Zoning: Metropolitan Centre

<b>Title Particulars</b>	Lot 1 on Survey Plan 202638
<b>Title Reference</b>	50717113
<b>Land Area</b>	12,423 m <sup>2</sup> (approx).
<b>Site Dimensions</b>	The subject site is an irregular shaped allotment bounded by Morayfield Road to the eastern alignment and Caboolture River Road to the southern alignment.
<b>Frontages</b>	Morayfield Road 117.2 metres Caboolture River Road 107.8 metres

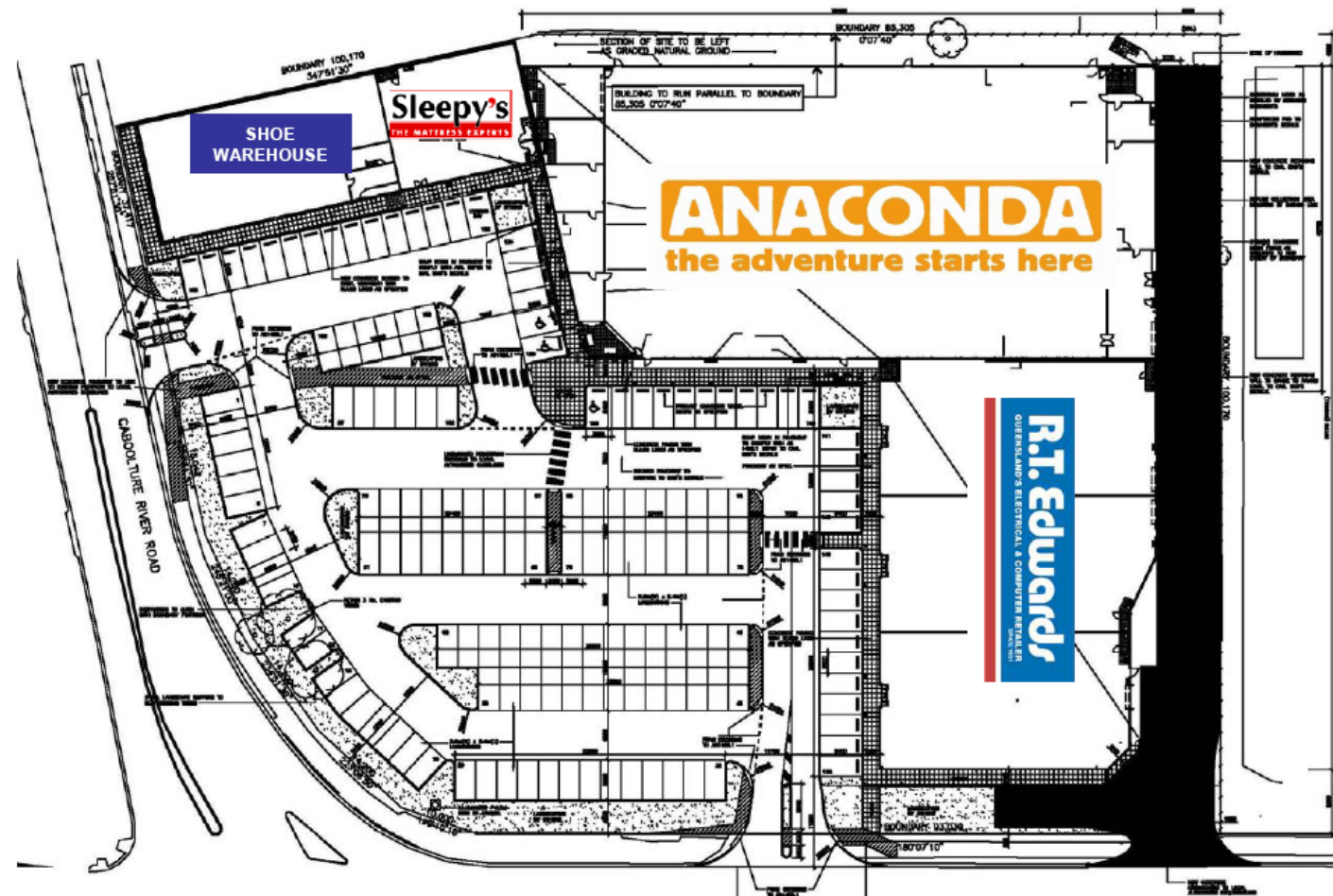


## QUEENSLAND

### MORAYFIELD

#### 190 MORAYFIELD ROAD, MORAYFIELD

##### Floor Plan



##### Spotlight Morayfield - Outgoings Budget

Item	Budget 2010/2011	
	\$pa	\$psm
<b>Statutory Expenses</b>		
Municipal Rates	36,710	7.06
Water & Sewerage Rates	5,257	1.01
Land Tax	48,899	9.40
<b>Statutory Expenses Subtotal</b>	<b>90,866</b>	<b>17.47</b>
<b>Operating Expenses</b>		
Insurance	11,317	2.18
Common Area Cleaning	22,740	4.37
Electricity	1,999	0.38
Fire Protection/Public Address	230	0.04
Essential Services Compliance	5,790	1.11
Pest Control	1,032	0.20
Repairs & Maintenance	2,500	0.48
Security/Access Control	6,844	1.32
Gardening/Landscaping	1,986	0.38
Administration/Management	30,107	5.79
<b>Operating Expenses Subtotal</b>	<b>84,545</b>	<b>16.26</b>
<b>Total Outgoings</b>	<b>175,411</b>	<b>33.73</b>

##### Spotlight Morayfield - Tenancy Schedule

Specialties Shop No	Trading Name	GLAR (sqm)	Base Rent (\$pa) (\$psm)	Outgoings (\$pa) (\$psm)	Gross Rent (\$pa) (\$psm)	Lease Term	Option Period	Lease Start	Lease End	Next Review	Review Type
1	Anaconda	2,762.0	427,589 (\$pa) 155 (\$psm)	66,950 (\$pa) 24 (\$psm)	494,539 (\$pa) 179 (\$psm)	7	5 + 5 + 5	1-Nov-08	31-Oct-15	1-Nov-11	CPI / 3% MAX
1/2	R T Edwards	1,682.0	325,000 (\$pa) 193 (\$psm)	41,217 (\$pa) 25 (\$psm)	366,217 (\$pa) 218 (\$psm)	5	5 + 5 + 5	15-May-10	14-May-15	15-May-11	CPI
3/4	Shoe Warehouse	477.0	108,136 (\$pa) 227 (\$psm)	11,563 (\$pa) 24 (\$psm)	119,699 (\$pa) 251 (\$psm)	5	5	16-Jan-08	15-Jan-13	16-Jan-11	4%
5	Sleepys	280.0	79,034 (\$pa) 282 (\$psm)	6,781 (\$pa) 24 (\$psm)	85,815 (\$pa) 306 (\$psm)	12	6	7-Jul-01	6-Jul-13	7-Jul-11	4%
<b>Total Centre</b>		<b>5,201</b>	<b>939,759 (\$pa) 181 (\$psm)</b>	<b>126,511 (\$pa) 24 (\$psm)</b>	<b>1,066,270 (\$pa) 205 (\$psm)</b>						

## SALE PROCESS

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### Expressions of Interest

The freehold interests in

- ✓ 383-391 Princes Highway, Rockdale, NSW
- ✓ 180 Lake Road, Port Macquarie, NSW
- ✓ 245 Dubbo Street, Dubbo, NSW
- ✓ 521-527 High Street, Penrith, NSW
- ✓ 190 Morayfield Road, Morayfield, QLD

are being offered for sale by Expressions of Interest closing at **4pm (AEDST) on 17th November 2010.**

### Access to the Property

All enquiries and requests for inspections are to be directed to the contacts at Knight Frank and Stonebridge Property Group *[see back cover]*.

### Information Required

Expressions of Interest are not required to be lodged in any prescribed form, however as a minimum must include the following information:

- ✓ The name of the interested party, together with the Principals supporting the interested party and details of the holding company or entity if the interested party is a

subsidiary or part of that group of companies;

- ✓ The purchase price offered for the property together with any conditions of purchase, including internal and external approval processes;
- ✓ A list of consultants including the purchaser's solicitors; and
- ✓ Full details of the interested party's capacity to complete the transaction in a timely manner. Also, the details on how the interested party intends to fund the acquisition, its funding sources, purchaser's financial position and track record in completing relevant similar transactions together with an outline of any approvals and conditions relating to debt finance and/or equity raising.

### Due Diligence

Due Diligence information will be provided upon request. Please contact the selling agents at Knight Frank or Stonebridge Property Group. All parties are encouraged to access whatever information is available, to make their own enquiries and obtain their own independent advice to verify the information presented in this document and formulate the basis upon which Expressions of Interest are lodged.

### Changes to the Process

The Vendor reserves the right not to accept any offer and, without limitation, nor is the Vendor obliged to accept the offer with the highest consideration.

The Vendor may, in its absolute discretion, suspend or vary the sale process, negotiate with any party who submits an Expression of Interest or with any other person, enter into a binding contract with any party at any time after the stated Expression of Interest closing date and/or, at any time prior to exchange of binding contracts, may withdraw the property from sale.

No person is entitled to any redress against the Vendor if the Vendor exercises such discretion. The Vendor is not responsible for any costs or expenses incurred by any party in preparing and lodging an Expression of Interest or in taking part in the above process, whether or not the party is successful or whether or not the Vendor terminates, varies or suspends that process or takes any action available to the Vendor. No offer will be deemed or regarded to be accepted, unless and until a binding contract for sale is entered into by the Vendor with the interested party.

## DISCLAIMERS

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This document has been prepared by Knight Frank and Stonebridge Property Group as “The Agents”. This document does not constitute an offer or contract of sale or any part of an offer or contract of sale nor does it constitute financial advice in any form whatsoever. It is intended only as a guide and an aid to further investigation by potential investors.

Potential investors accept this document on the condition that they will make their own enquiries and obtain their own independent advice in order to verify the accuracy of the information presented in this document. The content of this document has been derived, in part, from sources other than the Agents and may be based on assumptions. In passing this information on, the Agents do not warrant that such information or assumptions are accurate or correct.

To the extent that this document includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based upon the information known to the Agents at the date of preparing this document and assumptions which may be incorrect. The Agents do not warrant that such statements are, or will, be accurate or

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The Agents advises that the financial information in this report, relating to income, outgoings and the like is provided without reference to the possible impact of GST, if any. Purchasers should make their own assessment of the impact of GST on the investments and the returns derived therefore after obtaining expert professional advice.

## CONTACT DETAILS

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**Office Address**

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