

**HOMEMAKER
CENTRE®**

Life, inspired.

Join Australia's **premier
home and lifestyle
destinations.**

National portfolio overview



CBRE

Harvey Norman®

Be part of Australia's most inspired home and lifestyle retail portfolio.

Homemaker Centres are **widely regarded** as the nation's **premier shopping destinations** for inspired living.

Each Homemaker Centre is strategically positioned within **thriving growth corridors**. They **attract strong foot traffic** and have a **proven track record** of solid sales.

These Centres boast a wide variety of unique and diverse tenancy mixes including homewares and lifestyle operators. Multi National Retailers are found across the portfolio in abundance including Harvey Norman, Domayne, Nick Scali, Bunnings and Spotlight to name a few, along with smaller bespoke operators.

The Homemaker Centre brand delivers a premium retail environment that is focused on providing customers with a first class shopping experience. This is achieved through designing and constructing purpose built environments with large format retail top of mind. From arriving at the Centre and the ease of parking through to collecting goods from specialised loading docks — the customer experience has been thoughtfully created with no detail overlooked.

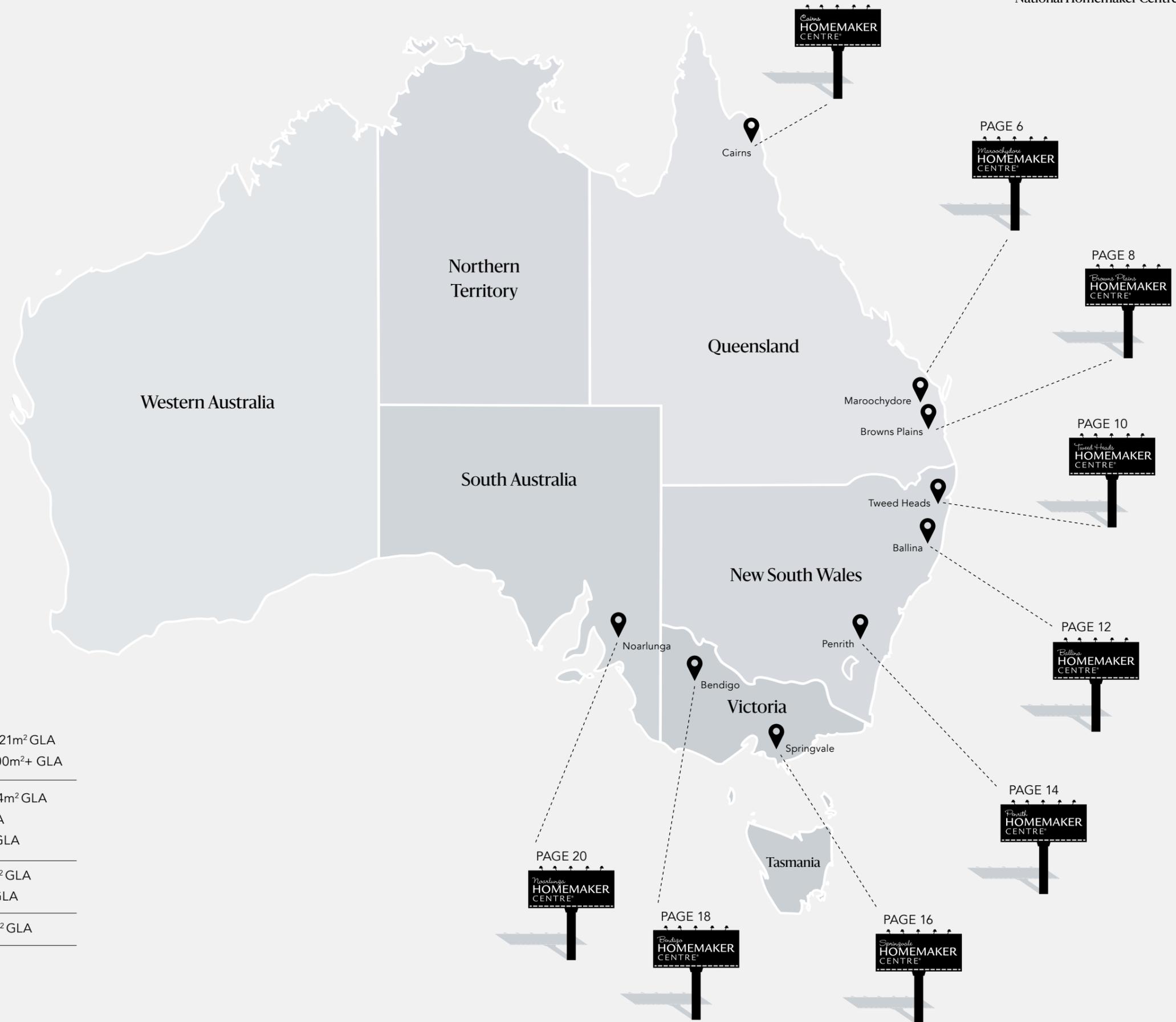
CBRE proudly manages, leases and markets 10 of Harvey Norman's flagship Centres around the country. Expert teams ensure that fresh ideas, in centre experiences and quality tenancy mixes provide inspiration to the market.

Purpose built environments with **large format retail top of mind.**



Positioned for success.

Each of the CBRE managed centres is strategically positioned in high growth areas to maximise foot traffic and retail revenue.



Gross leaseable areas

Queensland	Maroochydore Homemaker Centre 32,621m ² GLA Browns Plains Homemaker Centre 24,500m ² + GLA
New South Wales	Tweed Heads Homemaker Centre 18,714m ² GLA Ballina Homemaker Centre 13,192m ² GLA Penrith Homemaker Centre 65,710.9m ² GLA
Victoria	Springvale Homemaker Centre 71,390m ² GLA Bendigo Homemaker Centre 18,300m ² GLA
South Australian	Noarlunga Homemaker Centre 20,000m ² GLA



Life, inspired.

The Sunshine Coast's premier homemaker centre.

With 20 leading retailers including Harvey Norman, Domayne, Nick Scali and Fantastic Furniture, Maroochydore Homemaker Centre is the vibrant, go-to destination for home, lifestyle and beyond.

Featuring a 24/7 Goodlife Health Club and a host of diverse services all located on an office level, this Centre's catchment area stretches from Caloundra in the south to Noosa in the north. The strategically located Maroochydore Homemaker Centre is a unique property with the Sunshine Coast's only internalised mall.

Only at Maroochydore Homemaker Centre

- / 32,621m² GLA
- / 20 leading retailers
- / 355,000+ catchment population

Retail tenancy mix

Harvey Norman / Joyce Mayne / Domayne / Nick Scali / The School Locker / Beds n Dreams / Emjays Coffee / European Design / Fantastic Furniture / Global Living Furniture / Goodlife Health Clubs / Out On The Patio / Plush Sofas / Lazboy Gallery / Remarkable Outdoor Furniture / Sleepys



900 FREE
undercover
parking spaces

2 million
catchment population
forecast by 2030

About Maroochydore

Attracting shoppers from the entire Sunshine Coast and Noosa regions, the established Maroochydore Homemaker Centre is at the doorstep of the highly anticipated Maroochydore City Centre-SunCentral. This new city centre will comprise 2000 residential apartments, commercial office space, retail, dining, entertainment, waterways and public open spaces over 53 hectares.

As the largest urban centre and capital of the Sunshine Coast, Maroochydore is expected to service a wider catchment in excess of two million people by 2030.

- / 2.7% population growth for Sunshine Coast p.a.
- / \$33 billion gross regional product forecast by 2033

Source: KPMG 2017



- / Strong marketing campaigns
- / Regular in-centre events and experiences

Maroochydore Homemaker Centre

11-55 Maroochy Boulevard,
Maroochydore

Leasing Contact

Sam MacGregor T: 0488 509 588 E: sam.macgregor@cbre.com.au
Andrew Brimson T: 0437 820 213 E: andrew.brimson@cbre.com.au

Retailers





Make your mark on this fast-growing retail hub.

With a **higher than average traffic frequency for its kind**, Browns Plains Homemaker Centre offers diversity beyond home-related shopping for a strong seven-day trade.

Located in an established and thriving retail precinct, the Centre assembles big name brands TK Maxx, Harvey Norman, Baby Bunting, Pillow Talk, Anytime Fitness, plus a medical centre, a pharmacy and pet and auto supply stores.

Only at Browns Plains Homemaker Centre

- / Strong seven-day trade
- / 24,500+ m² GLA
- / 30kms south of Brisbane's CBD
- / 500,160+ total trade area population*

Retail tenancy mix

Anytime Fitness / Auto One / Baby Bunting / Beds R Us / Browns Plains Family Practice / Eureka Street Furniture / Flooring Xtra / Harvey Norman / Pets Domain / PharmaSave / Pillow Talk / T.K. Maxx

*As at 2018. Source: CBRE, ABS 2016, Pitney Bowes.

560+
parking spaces

2.5% population growth p.a. by 2022*

About Browns Plains

Browns Plains Homemaker Centre is positioned close to Bunnings, The Good Guys, Spotlight and adjacent to Grand Plaza Shopping Centre's supermarkets, Target, Kmart and cinemas, which opens the Centre to strong cross-shopping and more frequent visitation.

In a high growth location with more than five residential developments underway, the Centre has excellent market penetration of the southern suburbs and a higher than average household income at \$85,000 for its total trade area than the state's average.

- / 633,179 total trade area population forecast for 2027
- / \$1,500 - \$3,000 weekly income for 35% of households*
- / \$1.3 billion spend large format retail forecast p.a.*

*Total trade area. Source: CBRE, ABS 2016, Pitney Bowes.

/ Online presence

Browns Plains Homemaker Centre
18 Commerce Drive, Browns Plains

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Retailers





Be part of the action in Tweed Heads.

When it comes to refreshing their home and lifestyle, shoppers will find the inspiration, big brands and quality they're looking for at Tweed Heads Homemaker Centre.

Positioned right at the heart of a busy retail precinct, Tweed Heads Homemaker Centre brings together popular retailers including Bunnings, Harvey Norman, Barbeques Galore, Snooze, Autobarn and Petbarn for a diverse shopping experience.

Only at Tweed Heads Homemaker Centre

- / 18,714m² GLA
- / Nine specialty stores
- / Prominent exposure on high trafficked street
- / 4.9km from central Tweed Heads
- / Easy access from the Pacific Motorway and Minjungbal Drive

Retail tenancy mix

Autobarn / Barbeques Galore / Bunnings Warehouse / Decorators Direct / Harvey Norman / Harvey Norman – Carpet & Flooring Specialist / Petbarn / Snooze / Twisted Fig Tree



350 FREE parking spaces

1.2% population growth p.a. forecast 2023 – 2028

About Tweed Heads

Renowned for its laidback lifestyle, great beaches and temperate climate, Tweed Heads has strong growth potential and is a popular destination for first home buyers, families and retirees seeking affordable investment properties.

- / \$1,568 spend on household items per capita
- / \$1,247 median weekly household income*
- / 40% homes owned outright

*Within 30 minute drive time. *Within 15 minute drive time. Source: ABS 2016, Pitney Bowes 2018, CBRE 2018



- / Online presence
- / Great signage opportunities

Tweed Heads Homemaker Centre

29-41 Greenway Drive,
Tweed Heads South

Leasing Contact

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Retailers





Be part of an inspired retail experience.

Ballina Homemaker Centre unites some of **Australia's biggest brands in home and living**. It's the first port of call for people across the Northern Rivers region who want to improve their home.

Located just 4kms north of the town centre, Ballina Homemaker Centre offers a varied and inspiring mix of retailers including Harvey Norman, Forty Winks, Spotlight, PETStock, Pillow Talk, Service NSW and a cafe.

Only at Ballina Homemaker Centre

- / Close to town centre
- / 11 tenancies
- / 13,192m² GLA
- / Ample parking
- / Easy access from Pacific Coast Highway
- / \$222 million large format spending market estimate*

Retail tenancy mix

Eureka Street / Forty Winks / Harvey Norman / Latte Lounge Coffee Bar / Original Mattress Factory / Pet Stock / Pillow Talk / Service NSW / Spotlight / The School Locker

*In catchment area versus Regional NSW average. Source: CBRE



6% higher
overall large format
spending rate*

81,000+ people
catchment
population

About Ballina

A modern regional lifestyle destination, Ballina is no longer just the gateway to its increasingly expensive neighbour, Byron Bay. With its relaxed, family friendly and coastal community and more affordable housing, Ballina is a popular location for sea changers wanting to improve their quality of life away from the city.

- / 0.5% population growth per year to 2023[#]
- / \$1,660 spend on household goods per capita
- / \$1,166 median weekly household income[#]
- / 39% homes owned outright

[#]Within 30 minute drive time. [#]Within 15 minute drive time. Source: CBRE



- / Online presence
- / Great signage opportunities

Ballina Homemaker Centre
26 Boeing Avenue, Ballina

Leasing Contact
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Andrew Brimson T: 0437 820 213 E: andrew.brimson@cbre.com.au

Retailers





Join Western Sydney's premier homemaker centre.

Drawing shoppers from all over Western Sydney, Penrith Homemaker Centre is a **unique one-stop shopping experience** for inspired living.

The Centre is home to 40 tenants and national drawcards including Harvey Norman, Domayne, Bunnings and Spotlight, and is the nation's third largest home and lifestyle centre.

Conveniently located just 1km south of Penrith's central business district at the foothills of the Blue Mountains, Penrith Homemaker Centre is easily accessed from the M4 and Mulgoa Road.

The Centre sits within the Western Sydney corridor, where significant residential and business growth is expected before 2031 and near the future home of Western Sydney Airport.

Only at Penrith Homemaker Centre

- / Located 1km south of Penrith's CBD
- / 40 tenants
- / 65,710.9m² GLA
- / 1454+ free parking spaces
- / Mixed indoor and outdoor format
- / Easy access from major arterials

Retail tenancy mix

Adairs / Anaconda / Baby Bunting / Beacon Lighting / Beds n Dreams / Bunnings Warehouse / Carpet Call / Chemist Warehouse / Curtain Wonderland Home & Living / Décor Rug / Domayne / Fantastic Furniture / Forty Winks / Frame Today / Harvey Norman / Harvey Norman Lighting / Howards Storage World / JB Hi-Fi / Kresta / Osmen / Ozdesign Furniture / Parra Bey Gourmet Kitchen / Petbarn / Plush Think Sofas / Prestige Floors / Provincial Living / Recline Furniture / Roni's Home Depot / S.A.L.T Café / Snooze / Spotlight / Supercheap Auto / Vista

Australia's **third largest home and lifestyle shopping destination**



1 million expected population catchment by 2031

About Penrith

With Western Sydney's better value housing and growing demand for masterplanned communities, Penrith is the place to be for residents and retailers alike.

Penrith's catchment population is set to skyrocket and reach 1 million by 2031, making it the leading location to meet the fast-growing shopping needs for households in this area.

- / 39% couple with children households
- / 36.6 median age
- / 10% higher than average income
- / Larger than average household sizes

Source: Deep End Services; ABS; NSW Government (Transport for NSW 2016 Travel Zone Projections)



- / Strong marketing campaigns
- / Regular in-centre events and experiences

Penrith Homemaker Centre
Cnr Mulgoa Road & Walseley Street, Jamisontown

Leasing Contact
Shane Cook T: 0419 989 278 E: shane.cook@cbre.com.au

Retailers



Springvale
HOMEMAKER CENTRE
Life, inspired.

Join Australia's largest home and lifestyle destination.

With 27 specialty stores, Springvale Homemaker Centre is the **premier large format shopping destination** in Victoria with an almost unmatched volume of shoppers nationally.

This modern retail centre is the largest of its kind in Australia. Featuring the only Domayne outside of Melbourne's CBD, a 10,852m² Harvey Norman, Melbourne's largest IKEA, plus JB Hi-Fi and Anaconda, the Centre is the place to go for national brands in the home, retail and lifestyle sectors.

Only at Springvale Homemaker Centre

- / 71,390m² GLA
- / 2,700+ free parking spaces (undercover)
- / The largest IKEA in Melbourne
- / \$5.8 billion potential large format retail spending per annum[^]
- / 2.6 million MAT Traffic*
- / High exposure corner site
- / 25kms south east of Melbourne's CBD

Retail tenancy mix

Adairs / Adriatic / Anaconda / Beacon Lighting / Berkowitz / Boost Juice Bars / Carpet Call / Coffee Hit / Creatures Of Habit / Curtain Wonderland / DeRUCCI / Domayne / Early Settler / Enviro Friendly Car Wash / Focus On Furniture & Bedding / Forty Winks / Harvey Norman / House / IKEA / JB Hi-Fi / Koala Living / Nick Scali Furniture / Plush / Provincial Home Living / Regal Sleep Solutions / Snooze

*March 2019 [^]Total trade area.




Australia's
largest enclosed
homemaker centre


2.1+ million total
trade area
population

About Springvale

Springvale Homemaker Centre is well positioned for strong future growth thanks to its proximity to Melbourne's South East Growth Corridor, and neighbouring development M-City, Melbourne's largest suburban mixed-use development.

The Centre draws shoppers from Melbourne's most affluent suburbs, with household incomes in the main trade area higher than the Greater Melbourne area.

- / 1.8% population growth rate[#]
- / \$97,312 average household income (main trade area)
- / 30% customers aged between 20 to 39

[#]Forecast 2022 to 2027.
Source: CBRE, ABS, Pitney Bowes 2018.



- / Strong marketing campaigns
- / Regular in-centre events and experiences

Springvale Homemaker Centre
917 Princes Hwy, Springvale

Leasing Contact
Ryan Arrowsmith
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Retailers





Join Bendigo's one of a kind homemaker destination.

For big brands and great quality, shoppers have it all in one central, convenient location at Bendigo Homemaker Centre – the largest of its kind in Central Victoria.

The only dedicated large format retail centre in Bendigo, and with prominent positioning on the Calder Hwy, Bendigo Homemaker Centre is the place to go for Adairs, Baby Bunting, Fantastic Furniture, Harris Scarfe Home and BCF.

Only at Bendigo Homemaker Centre

- / 18,300m² GLA
- / 16 leading retailers
- / Largest homemaker centre in Central Victoria
- / Prominent exposure on highly trafficked road

Retail tenancy mix

Adairs / Anytime Fitness / Baby Bunting / BCF / Early Settler / Fair Price Furniture Gallery / Fantastic Furniture / Focus On Furniture & Bedding / Harris Scarfe Home / Lincraft / Off The Pallet / Office Choice / Pets Domain / Pillow Talk / Provincial Home Living / Rocklea Café



560 + parking spaces

1.5% population growth p.a. forecast 2021 – 2026

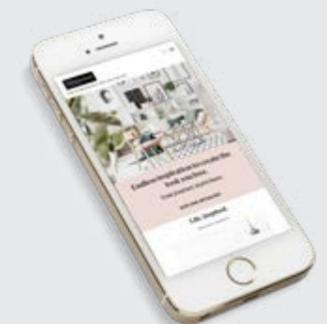
About Bendigo

Renowned for its rich heritage, thriving art scene and burgeoning foodie culture, Bendigo is a vibrant contemporary regional centre. It's also the largest economy outside of metropolitan Melbourne and one of Victoria's fastest growing regional cities*.

Proximity to Melbourne combined with affordable housing, great access to services and strong employment make Bendigo an attractive place to live, work and invest.

- / \$1,160 median weekly household income[#]
- / 38% homes owned outright[#]
- / \$3,230 per capita spend on large format retail

*Source: Projection of population and households in Victoria (DELWP) 2016. [#]Source: ABS 2016 Census.



- / Regular in-centre events and experiences

Bendigo Homemaker Centre
239-249 High St, Kangaroo Flat

Leasing Contact
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Retailers





South Adelaide's leading home and lifestyle shopping destination.

Noarlunga Homemaker Centre is the **destination of choice** for inspired home and lifestyle shopping south of the city.

Boasting the south's only Harvey Norman, Spotlight and Anaconda, the Centre is a big drawcard for people in Adelaide's expanding southern corridor.

Noarlunga Homemaker Centre is 30kms south of Adelaide's CBD, adjacent to the popular Colonnades Centre retail precinct.

Only at Noarlunga Homemaker Centre

- / 20,000+ m² GLA
- / 10 high quality tenancies
- / Located in Noarlunga's thriving retail hub
- / Easy access from roads & public transport
- / 30kms south of Adelaide CBD

Retail tenancy mix

Anaconda / Autobarn / BCF / Beacon Lighting / Dreamland / Harvey Norman / Pet Stock / Rebel / Spotlight




400+
parking spaces



156,791
total population*

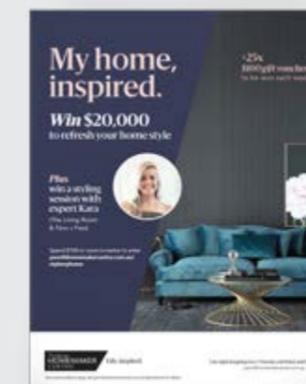
About Noarlunga

With its relaxed lifestyle and housing affordability, Noarlunga is a popular choice for families aged 20 to 49.

Noarlunga Homemaker Centre's well-rounded shopping experience brings shoppers from across the city's southern suburbs — McLaren Vale, Aldinga, Hallett Cove — as well as suburbs to the north.

- / 1% population growth p.a.[^]
- / 55.7% family households
- / \$1,500 spend per capita on household goods*
- / \$1,096 median household weekly income*

*Within 15 minute drive. ^Forecast 2017 to 2022. Source: ABS 2016, Pitney Bowes 2018, CBRE 2018.



- / Online presence
- / Strong marketing campaigns

Noarlunga Homemaker Centre
2 Seaman Road, Noarlunga Centre

Leasing Contact
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Retailers



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