



Creating  
extraordinary  
places and  
experiences



ABOUT US

Scentre Group owns 42 Westfield destinations with 37 located in Australia and five in New Zealand.

Our destinations are in close proximity to 20 million people. The Group's total assets under management are \$50.2 billion represented by \$34.3 billion SCG investment, and \$15.9 billion of third-party funds. Scentre Group has perpetual management rights on these assets.

OUR PURPOSE

Creating extraordinary places, connecting and enriching communities

OUR PLAN

We create the places more people choose to come, more often, for longer

OUR AMBITION

To grow the business by becoming essential to people, their communities and the businesses that interact with them

We acknowledge the Traditional Owners and communities of the lands on which our business operates.

We pay our respect to Aboriginal and Torres Strait Islander cultures and to their Elders past and present.


We recognise the unique role of Māori as Tangata Whenua of Aotearoa/New Zealand.

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OUR REPORTING SUITE

This document is part of a suite of reporting documents, including:

 Annual Report

Corporate Governance Statement

To be released in March 2023

 Responsible Business Report

Climate Statement

Modern Slavery Statement

 SEE OUR FULL SUITE ONLINE

## OUR STRATEGY

# Creating extraordinary places and experiences

Scentre Group owns and operates 42 Westfield destinations in Australia and New Zealand. This includes 7 of the top 10 centres in Australia and 4 of the top 5 centres in New Zealand.

We create extraordinary places and experiences that connect and enrich communities. Westfield destinations are strategically located in close proximity to the majority of the population, in Australia and New Zealand, and form part of the social fabric of the communities we serve.

Our growth is driven by our ability to attract more people to our Westfield destinations. We aspire to be essential and evolve with our communities over time. We continue to grow in a responsible, sustainable way.

Our Westfield destinations are places people visit for social connection and to access diverse retail experiences, products and services. Our unique capability to activate our destinations enables us to create moments that connect and celebrate our local communities.

In 2023 we welcomed 512 million customer visits, up 32 million on 2022. This was driven by our unique customer activation program, including our strategic partnerships with Disney for its 100-year anniversary celebrations, Netball Australia, and Live Nation.

Our strategy to attract more people to our Westfield destinations, enabled our business partners to achieve Total Annual Sales for the period to 31 December 2023 of \$28.4 billion, an increase of 6.4 per cent compared to 2022.

Our ability to attract more people to our Westfield destinations makes us a first-choice platform for businesses and brands. We completed 3,273 lease deals during the year, including 2,104 renewals and 1,169 new merchants, of which 307 are new brands to our portfolio. This has resulted in portfolio occupancy increasing to 99.2% as at 31 December 2023.

Our strategy is to operate as a responsible and sustainable business with initiatives that address the four pillars of our approach – community, talent, environment, and economic performance. It aligns to our ambition for growth.

Since 2014 we have achieved a 41% per cent reduction in Scope 1 and 2 emissions across our portfolio of Westfield destinations.



Westfield Miranda

OUR STRATEGY

Strategic Locations

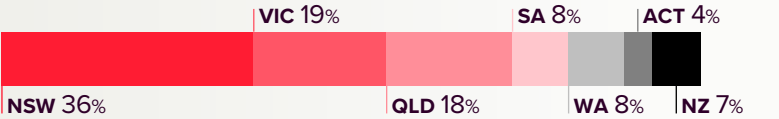


We create extraordinary places that connect and enrich communities.

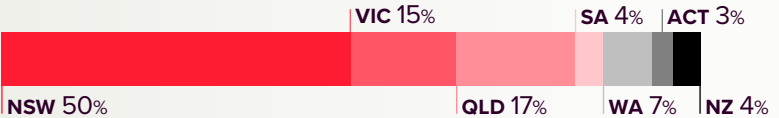
We are constantly evolving to meet the future needs of our customers.

Our growth is driven by becoming essential to more people, their communities and the diverse businesses that interact with them. We are committed to growing in a responsible, sustainable way.

Portfolio by GLA



Portfolio by Asset Value (SCG share)





# Operating Performance

Scentre Group's portfolio has a long track record of delivering strong operating metrics, and the portfolio has remained in excess of 98% leased for more than 20 years.

## OPERATING PERFORMANCE OF SCENTRE GROUP'S PORTFOLIO

Combined Portfolio	2023	2022
Total Annual Sales	\$28.4bn	\$26.7bn
Average Sales per Specialty Store ('000)	\$1,813	\$1,757
Average Specialty Store Rent (psm)	\$1,836	\$1,764
Specialty Sales MAT \$psm (<400sqm)	\$12,516	\$12,115

Scentre Group's leases are structured to provide predictable and sustainable income growth. For the year ended 31 December 2023, 98% of the rental income from the Group's portfolio was derived from contracted base rents.

In addition, the scale of the Group's portfolio provides a diversified revenue base that significantly reduces the exposure to any single destination or business partner. As at 31 December 2023 the 10 highest valued retail shopping centres represented 57% of the portfolio.

For the year ended 31 December 2023, no single anchor business partner contributed more than 3% of rental income, and no specialty business partner contributed more than 2%.



Westfield Bondi Junction

# Business Partners and Lease Expiry

## Anchor Business Partners

Scentre Group is the major landlord and an integral partner to major household retail brands such as Myer, David Jones, Farmers, Kmart, Target, BIG W, Coles, Woolworths and ALDI. Anchor business partners generally have lease terms of 15 to 25 years with stepped increases throughout the term that can be fixed, linked to the consumer price index (CPI) or sales turnover based. As at 31 December 2023, anchor business partners represented 50% of GLA and 17% of rental income. The following table outlines the anchor business partners in Scentre Group's portfolio as at 31 December 2023:

Anchor Tenant	No of Stores	GLA (000's sqm)	% of Retail GLA	Average Lease Term Remaining (Years)
<b>Department Stores</b>				
Myer	22	381.9	10.2%	8.1
David Jones	18	224.4	6.0%	8.1
Farmers	5	41.2	1.1%	12
Harris Scarfe	10	29.5	0.8%	4.4
<b>Sub Total</b>	<b>55</b>	<b>677.0</b>	<b>18.1%</b>	<b>8.2</b>
<b>Discount Department Stores</b>				
Kmart	35	244.4	6.5%	7.8
Target	26	191.1	5.1%	7.7
BIG W	19	154.6	4.1%	6.6
<b>Sub Total</b>	<b>80</b>	<b>590.1</b>	<b>15.7%</b>	<b>7.4</b>
<b>Supermarkets</b>				
Woolworths	34	143.5	3.8%	6.2
Coles	36	143.4	3.8%	8.1
ALDI	22	34.2	0.9%	7.2
Countdown	3	11.3	0.3%	8.9
Pak N Save	1	6.3	0.2%	0.5
Spudshed	1	4.7	0.1%	6.4
New World	1	3.4	0.1%	8.7
<b>Sub Total</b>	<b>98</b>	<b>346.8</b>	<b>9.2%</b>	<b>7.1</b>
<b>Cinemas</b>				
Event Cinemas	18	108.1	2.9%	8.9
Hoyts	11	55.2	1.5%	5.7
Village Roadshow	6	38.3	1.0%	10.8
Birch Carroll & Coyle	2	14.2	0.4%	7.8
Reading Cinemas	1	4.3	0.1%	5.9
<b>Sub Total</b>	<b>38</b>	<b>220.1</b>	<b>5.9%</b>	<b>8.3</b>
<b>Others</b>				
Harvey Norman	6	31.8	0.8%	3.5
Bunnings Warehouse	2	12.0	0.3%	5.7
Dan Murphys	7	9.8	0.3%	6.3
<b>Sub Total</b>	<b>15</b>	<b>53.6</b>	<b>1.4%</b>	<b>4.5</b>
<b>Grand Total</b>	<b>286</b>	<b>1,887.6</b>	<b>50.3%</b>	<b>7.7</b>



## Business Partners and Lease Expiry continued

### Other Business Partners

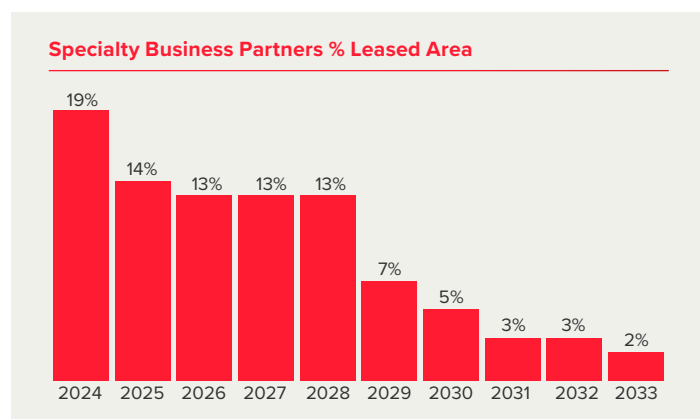
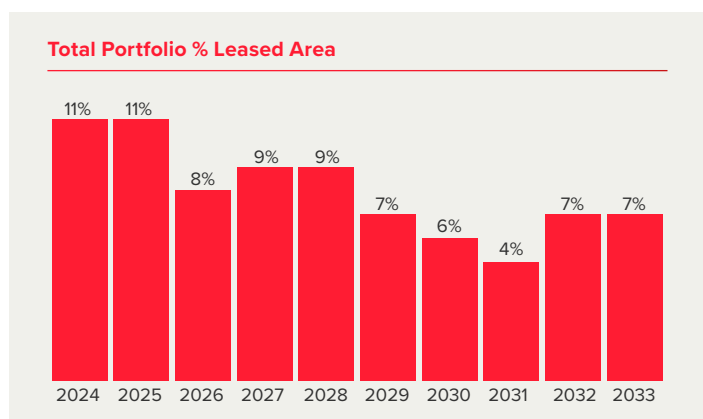
Specialty business partners generally have lease terms of 5 to 7 years, and for larger stores 5 to 10 years. Specialty business partners generally have leases with annual contracted increases of CPI plus 2% to 3%. For the year ended 31 December 2023, the 10 largest specialty business partners represented 9% of GLA and contributed 10% of rental income.

The following table outlines the 10 largest specialty store business partners as of 31 December 2023:

Business Partners	No of Stores	GLA (000's sqm)	% of Retail GLA
Super Retail Group (Rebel Sport, Macpac, Supercheap Auto)	51	66.2	1.8%
Cotton On Group (Cotton On, Cotton On Kids, Cotton On Body, Typo, Supre, Factorie)	155	53.7	1.4%
JB Hi Fi (JB Hi Fi, JB Hi Fi Home)	36	42.9	1.1%
Accent Group (Skechers, Platypus Shoes, The Athletes Foot, Hype DC, Glue, Vans, The Trybe, Stylerunner, Subtype, Dr. Martens, CAT, Merrell, Timberland, Nude Lucy, Hoka)	187	29.5	0.8%
The Just Group (Just Jeans, Jay Jays, Peter Alexander, Portmans, Dotti, Jacqui E, Smiggle)	207	29.5	0.8%
H&M (H&M, COS)	11	25	0.7%
Fitness & Lifestyle Group (Goodlife Health Club, Fitness First)	13	24.2	0.6%
Best & Less (Best & Less, Postie)	23	21.4	0.6%
Retail Apparel Group (Connor, Rockwear, Johnny Bigg, Tarocash, yd.)	128	20.7	0.5%
Australian Pharmaceutical Industries (Priceline, Priceline Pharmacy, Clear Skincare)	52	19.6	0.5%
<b>Total</b>	<b>863</b>	<b>332.7</b>	<b>8.8%</b>

### Lease Expiry Profile

For the year ended 31 December 2023, Scentre Group completed 3,273 lease deals, covering an aggregate of 526,284 square metres. Scentre Group has a 5.6 year weighted average unexpired lease term across the portfolio.



# Portfolio Details

At 31 December 2023	Ownership Interest (%)	Book Value (\$m)	Retail Capitalisation Rate	Economic Yield <sup>1</sup>	Total Sales MAT (\$m)	Average Sales Per Spec Store (\$'000)	Gross Lettable Area (000's sqm)	Number of Tenants	Annual Visits (m)
<b>Australia</b>									
<b>Australian Capital Territory</b>									
Belconnen	100%	770.0	6.25%	6.71%	626.5	1,406	96.0	268	10.3
Woden	50%	290.0	6.25%	7.14%	411.0	1,282	72.7	236	8.7
<b>New South Wales</b>									
Bondi Junction	100%	3,185.7	4.63%	4.90%	1,213.3	2,796	131.5	445	17.7
Burwood	50%	525.1	5.25%	5.97%	520.9	1,326	63.5	232	12.5
Chatswood	100%	1,138.5	5.25%	5.64%	532.7	1,764	81.4	251	16.2
Eastgardens	50%	545.0	5.25%	5.96%	672.6	1,418	83.1	261	10.6
Hornsby	100%	966.3	5.75%	6.20%	703.8	1,491	97.8	305	14.9
Hurstville	50%	410.0	5.63%	6.49%	601.0	1,731	61.0	241	18.4
Kotara	100%	855.0	6.00%	6.44%	581.5	1,395	82.0	273	7.9
Liverpool	50%	500.2	5.75%	6.58%	565.9	1,376	83.5	318	13.6
Miranda	50%	1,190.5	4.88%	5.54%	1,094.7	1,940	128.6	425	14.8
Mt Druitt	50%	330.0	6.00%	6.84%	469.2	1,272	65.3	242	12.4
Parramatta	50%	1,067.1	4.88%	5.59%	1,031.1	2,043	140.1	431	29.0
Penrith	50%	670.0	5.50%	6.24%	750.2	2,048	91.5	318	15.0
Sydney <sup>2</sup>	100%	3,900.1	4.68%	4.98%	1,076.1	3,884	91.3	271	30.2
Tuggerah	100%	740.0	6.00%	6.44%	553.0	1,499	85.4	241	7.5
Warringah Mall	50%	802.5	5.50%	6.21%	752.0	1,550	132.1	367	10.7
<b>Queensland</b>									
Carindale <sup>3</sup>	50%	765.0	5.50%	6.29%	1,070.9	2,168	136.2	382	14.0
Chermside	100%	2,541.0	4.88%	5.21%	1,292.9	2,261	177.2	480	17.3
Coomera	50%	223.8	6.00%	6.97%	347.5	1,455	58.2	172	6.8
Helensvale	50%	201.0	6.50%	7.49%	370.8	1,165	44.9	175	6.7
Mt Gravatt	100%	1,525.0	5.50%	5.90%	925.1	1,818	143.1	384	16.2
North Lakes	50%	512.5	5.25%	6.00%	851.8	1,767	115.1	265	12.0
<b>South Australia</b>									
Marion	50%	618.5	5.75%	6.70%	945.3	1,975	137.1	306	11.9
Tea Tree Plaza	50%	349.5	6.25%	7.31%	587.8	1,501	99.2	244	10.8
West Lakes	50%	181.8	7.00%	8.34%	470.9	1,383	71.5	227	6.6
<b>Victoria</b>									
Airport West	50%	187.5	6.50%	7.50%	380.6	1,261	53.0	161	6.8
Doncaster	50%	1,060.0	5.00%	5.70%	1,023.5	2,097	123.1	413	15.5
Fountain Gate	100%	1,925.0	5.00%	5.36%	1,203.0	2,060	173.8	424	15.7
Geelong	50%	209.0	6.50%	7.61%	302.5	1,360	51.7	155	7.2
Knox	50%	592.5	5.25%	6.05%	582.7	1,346	144.1	383	12.9
Plenty Valley	50%	257.5	5.75%	6.71%	456.9	1,504	62.4	189	8.0
Southland	50%	690.0	5.50%	6.29%	879.5	1,607	129.3	366	12.6
<b>Western Australia</b>									
Booragoon	50%	450.0	5.50%	6.38%	679.6	2,427	72.5	241	8.2
Carousel	100%	1,494.1	5.13%	5.54%	821.0	1,866	110.0	342	12.8
Innaloo	100%	276.7	6.75%	7.38%	351.8	889	47.2	153	8.2
Whitford City	50%	240.0	6.75%	7.96%	514.1	1,265	84.9	280	6.7
<b>New Zealand (NZD)</b>									
Albany	51%	288.2	7.00%	7.99%	446.5	2,146	53.3	145	8.5
Manukau City	51%	173.4	7.75%	9.02%	313.8	2,022	45.1	174	7.0
Newmarket	51%	568.4	6.25%	7.08%	711.9	2,931	86.9	256	13.0
Riccarton	51%	283.1	7.38%	8.40%	588.5	2,438	55.0	185	10.0
St Lukes	51%	165.8	7.50%	8.72%	312.7	1,300	39.5	165	5.8
<b>Total Portfolio (AUD)</b>		<b>33,558.3</b>	<b>5.35%<sup>4</sup></b>	<b>5.89%</b>	<b>28,408.0</b>	<b>1,813</b>	<b>3,901.2</b>	<b>11,792</b>	<b>511.5</b>

1. Capitalisation Rate adjusted for the benefit of internal and external management.

2. Sydney comprises Sydney Central Plaza and the Sydney City retail complex. As at 31 December 2023, the weighted average capitalisation rate of Sydney was 4.68%, comprising Sydney City 4.63% and Sydney Central Plaza 4.88%

3. Carindale Property Trust (CPT) has a 50% interest in this shopping centre. As at 31 December 2023, Scentre Group has a 65.17% interest in CPT.

4. Weighted average capitalisation rate including non-retail assets.

5. Experience based offering includes dining, entertainment, health, fitness, finance, education and beauty services, which can only be consumed on-site.



# Scentre Group Property Profiles





# Airport West, VIC

29–35 Louis Street, Airport West Vic 3042

Westfield Airport West is located just 10 minutes from Tullamarine Airport and currently caters to a trade area population just over 388,000 residents, with a total accessible market of 2.0 million residents.

The centre includes Coles, Woolworths and ALDI, discount department stores, and over 150 specialty stores.

Above average rates of home ownership, and household incomes that are in line with the Melbourne metropolitan average, are found in the Main Trade Area. Family composition is also broadly in line with the Melbourne average.

The Total Trade Area retail spend in 2023 was estimated to be \$5.8 billion while the Main Trade Area spend estimated to be \$1.6 billion. The Main Trade Area retail spend per capita was estimated at \$16,750, which is 8% above the Melbourne metro average (\$15,523). Average household incomes in the Main Trade Area as at the 2021 Census were \$130,200 per annum which was broadly in line with the Melbourne metro average (\$127,500).

### Ownership & Site

Centre Owner	Scentre Group (50%), Perron (50%)
Site Area (ha)	16.2
Acquisition Date	1982
Book Value (\$m) SCG Share	187.5
Book Value (\$m)	375.0
Capitalisation Rate (%) <sup>1</sup>	6.50
Economic Yield (%) <sup>2</sup>	7.50
Centre Opened	1976
Centre Redeveloped	1986, 1989, 1996, 1999

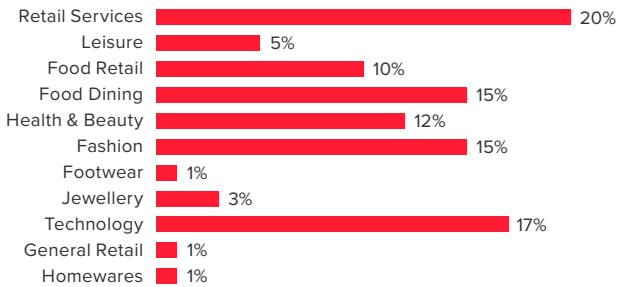
### Business Partners

Number of Business Partners	161
Experience based offering (%) <sup>3</sup>	52

Centre Composition by GLA	GLA	%
Target	7,230	13.7
Kmart	6,918	13.1
Coles	4,000	7.6
Woolworths	3,661	6.9
Harris Scarfe	2,675	5.1
Village Roadshow	2,618	4.9
ALDI	1,606	3.0
<b>Majors Total</b>	<b>28,708</b>	<b>54.2</b>
Specialties	23,866	45.1
Offices	388	0.7
<b>Total</b>	<b>52,961</b>	<b>100.0</b>

Business Partner In-store Sales Information	2021	2022	2023
Total Sales – MAT (\$m)	318	363	381
Total Specialty Sales MAT (\$m)	131	151	154
Avg Sales per Specialty Store (\$'000)	1,061	1,282	1,261
Specialty Sales MAT \$psm (<400sqm)	7,580	9,233	9,531

### Specialty Sales Category Contribution<sup>4,5</sup>



Refer to page 50 for footnotes.



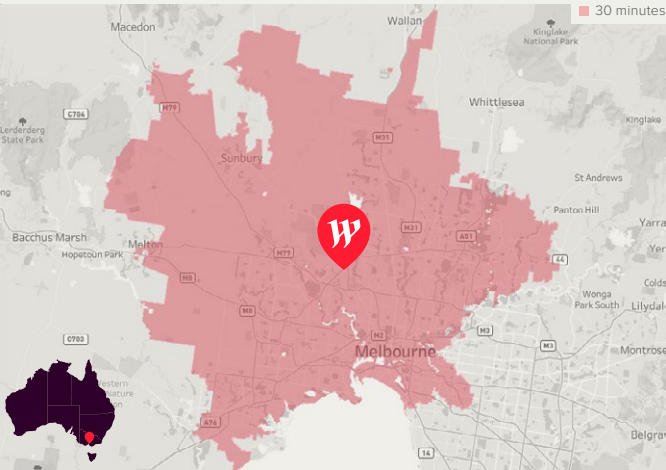
161	52,961m <sup>2</sup>	\$381m	2,640
NUMBER OF BUSINESS PARTNERS	GROSS LETTABLE AREA	TOTAL ANNUAL RETAIL SALES	CAR PARKING SPACES

### Customer & Demographics

Customer Visits 2023 (million)	6.8
Customer Visits 2022 (million)	6.5
Customer Advocacy – Net Promoter Score	32
	TTA
Retail Expenditure (\$b)	5.8
Average Household Income (\$)	122,700

### Drive Time 30 Minutes

Population – accessible market	2,045,000
Total Household Income (\$b)	82.7



### Site Area



Land Centre Image courtesy of Nearmap



# Albany, NZ

219 Don McKinnon Drive, Auckland 0632, New Zealand

Westfield Albany is located north of the Waitemata Harbour approximately 15 kilometres northwest of the Auckland CBD in one of the city's newest suburbs. The centre currently caters to a trade area population over 422,000 residents, with a total accessible market of 920,000 residents.

The centre includes Farmers, Kmart, New World and JB Hi-Fi as well as Event Cinemas and over 140 specialty stores.

The total retail spend in Westfield Albany's Total Trade Area in 2023 was estimated at \$7.5 billion while the total retail spend in the Main Trade Area was estimated at \$4.1 billion. The total retail spend per capita for the Westfield Albany Main Trade Area was estimated at \$17,658 per annum in 2023, which is 4% above the Auckland Region average (\$17,038).

All currency in NZD

## Ownership & Site

Centre Owner	Scentre Group (51%), GIC (49%)
Site Area (ha)	20.8
Acquisition Date	2007
Book Value (\$m) SCG Share	288.2
Book Value (\$m)	565.1
Capitalisation Rate (%) <sup>1</sup>	7.00
Economic Yield (%) <sup>2</sup>	7.99
Centre Opened	2007
Centre Redeveloped	2007

## Business Partners

Number of Business Partners	145
Experience based offering (%) <sup>3</sup>	37

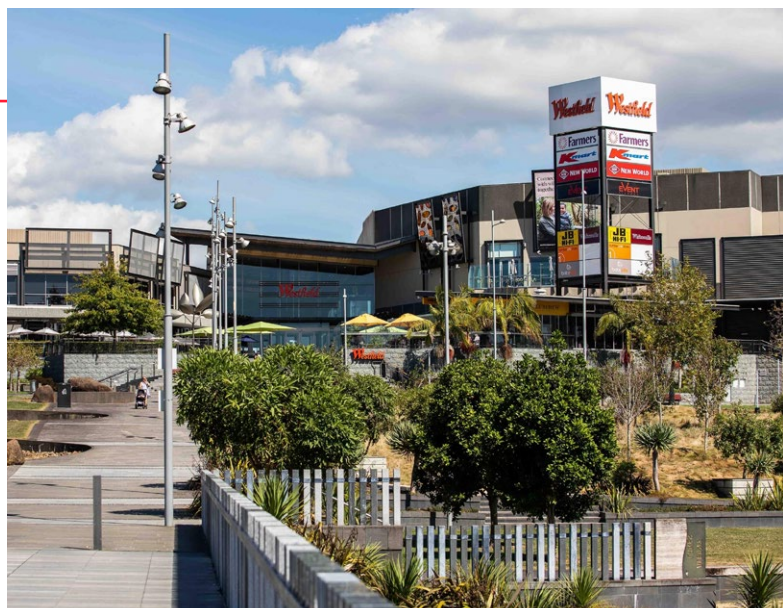
Centre Composition by GLA	GLA	%
Farmers	9,946	18.6
Event Cinemas	6,778	12.7
Kmart	6,742	12.6
New World	3,387	6.4
<b>Majors Total</b>	<b>26,852</b>	<b>50.4</b>
Specialties	25,597	48.0
Offices	880	1.6
<b>Total</b>	<b>53,329</b>	<b>100.0</b>

Business Partner In-store Sales Information	2021	2022	2023
Total Sales – MAT (\$m)	348	426	447
Total Specialty Sales MAT (\$m)	202	257	262
Avg Sales per Specialty Store (\$'000)	1,659	2,088	2,146
Specialty Sales MAT \$psm (<400sqm)	10,898	13,541	14,373

## Specialty Sales Category Contribution<sup>4,5</sup>

Retail Services	5%
Leisure	5%
Food Retail	2%
Food Dining	15%
Health & Beauty	12%
Fashion	22%
Footwear	9%
Jewellery	9%
Technology	19%
General Retail	1%
Homewares	2%

Refer to page 50 for footnotes.



145

NUMBER OF  
BUSINESS  
PARTNERS

53,329m<sup>2</sup>

GROSS  
LETTABLE AREA

\$447m

TOTAL ANNUAL  
RETAIL SALES

2,373

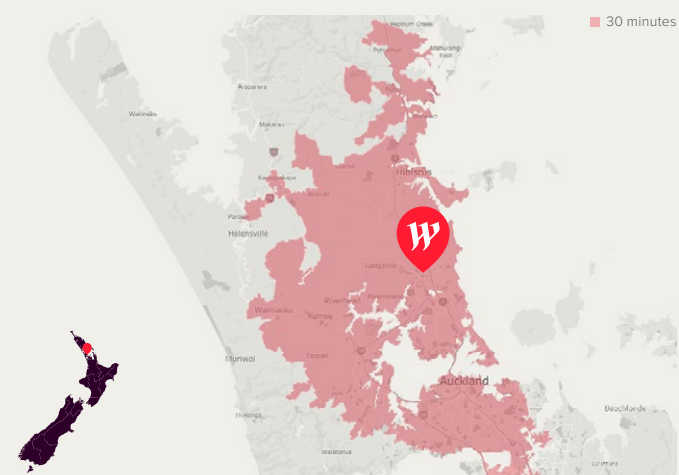
CAR PARKING  
SPACES

## Customer & Demographics

Customer Visits 2023 (million)	8.5
Customer Visits 2022 (million)	7.5
Customer Advocacy – Net Promoter Score	46
	TTA
Retail Expenditure (\$b)	7.5
Average Household Income (\$)	n/a

## Drive Time 30 Minutes

Population – accessible market	920,000
Total Household Income (\$b)	26.4



## Site Area

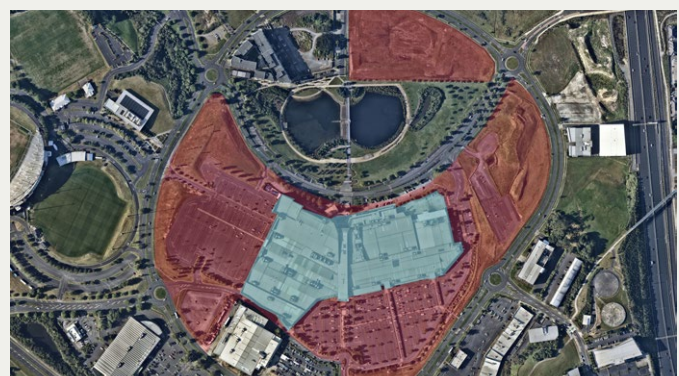


Image courtesy of Nearmap

# Belconnen, ACT

Benjamin Way, Belconnen ACT 2617

Located 13 kilometres from the Canberra CBD, Westfield Belconnen has a total accessible market of 505,000 residents.

The centre includes Kmart, Target, Coles, Woolworths and ALDI and more than 260 specialty stores.

The centre's Total Trade Area retail spend was estimated at \$8.8 billion in 2023 while the total retail spend for the Main Trade Area was estimated at \$3.7 billion. The total annual retail spend per capita in the Main Trade Area was estimated at \$16,265, 5% above the Sydney Metro average (\$15,426). The Main Trade Area was characterised at the 2021 Census by a high average household income of \$154,500 per annum, 10% above the Sydney Metro average (\$140,500). There is a high concentration of professional workers in the centre's Main Trade Area owing to the abundance of sizeable commercial and government employers in the area. 67% own their own home or are paying off a mortgage, while 31% of households are families with children under 15.

## Ownership & Site

Centre Owner	Scentre Group (100%)
Site Area (ha)	8.3
Acquisition Date	1986
Book Value (\$m) SCG Share	770.0
Book Value (\$m)	770.0
Capitalisation Rate (%) <sup>1</sup>	6.25
Economic Yield (%) <sup>2</sup>	6.71
Centre Opened	1978
Centre Redeveloped	1988, 1995, 1996, 1997, 2010/2011
Sundry Projects	2020

## Business Partners

Number of Business Partners	268
Experience based offering (%) <sup>3</sup>	52

Centre Composition by GLA	GLA	%
Myer	11,756	12.2
Kmart	7,654	8.0
Target	6,807	7.1
Harvey Norman	5,895	6.1
Woolworths	4,820	5.0
Hoyts	4,380	4.6
Coles	4,151	4.3
Harris Scarfe	2,103	2.2
ALDI	1,525	1.6
Dan Murphys	1,328	1.4
<b>Majors Total</b>	<b>50,418</b>	<b>52.5</b>
Specialties	45,248	47.1
Offices	342	0.4
<b>Total</b>	<b>96,008</b>	<b>100.0</b>

Business Partner In-store Sales Information	2021	2022	2023
Total Sales – MAT (\$m)	479	576	627
Total Specialty Sales MAT (\$m)	235	281	294
Avg Sales per Specialty Store (\$'000)	1,219	1,360	1,406
Specialty Sales MAT \$psm (<400sqm)	7,720	9,060	9,568

## Specialty Sales Category Contribution<sup>4,5</sup>

Retail Services	13%
Leisure	9%
Food Retail	9%
Food Dining	17%
Health & Beauty	9%
Fashion	13%
Footwear	3%
Jewellery	3%
Technology	20%
General Retail	2%
Homewares	2%

Refer to page 50 for footnotes.



268

NUMBER OF  
BUSINESS  
PARTNERS

96,008m<sup>2</sup>

GROSS  
LETTABLE AREA

\$627m

TOTAL ANNUAL  
RETAIL SALES

2,880

CAR PARKING  
SPACES

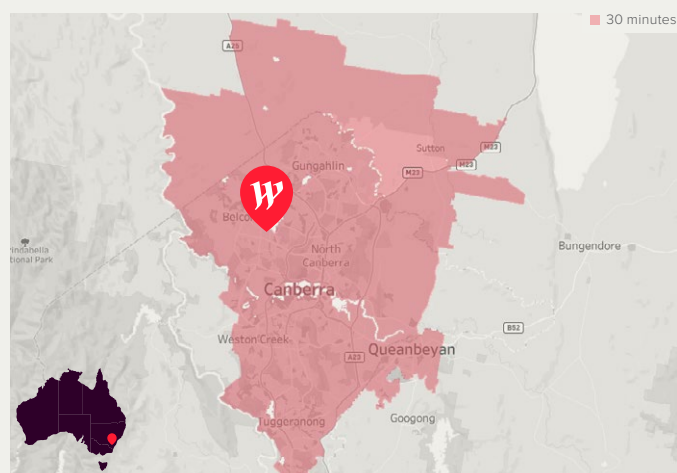
## Customer & Demographics

Customer Visits 2023 (million)	10.3
Customer Visits 2022 (million)	9.6
Customer Advocacy – Net Promoter Score	38
	TTA
Retail Expenditure (\$b)	8.8
Average Household Income (\$)	156,700

## Drive Time

30 Minutes

Population – accessible market	505,000
Total Household Income (\$b)	25.0



## Site Area

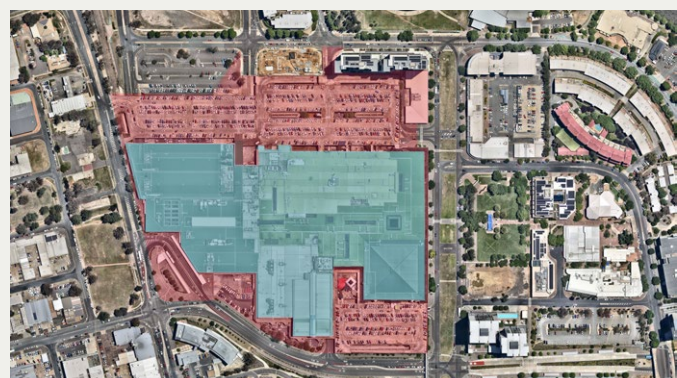


Image courtesy of Nearmap



# Bondi Junction, NSW

500 Oxford Street, Bondi Junction NSW 2022

Westfield Bondi Junction is one of Australia's iconic retail destinations, situated in the heart of one of Sydney's most desirable and affluent areas, the centre is only six kilometres from the CBD. Servicing a trade area population of approximately 440,000, with a total accessible market of 1.0 million, the centre is defined by a premium retail and experience offer that caters to its discerning and style-conscious customers. International luxury brands sit alongside local designers and some of the most coveted high-street brands. The retail mix is complemented by a customer service offer that includes valet parking, a styling suite, 'hands-free' shopping and a concierge service.

The centre's Total Trade Area spend was estimated at \$8.6 billion in 2023 while the total retail spend in the Main Trade Area was estimated at \$4.2 billion. There is high retail spend per capita of \$19,467 per annum, 26% above the Sydney Metro average (\$15,426), one of the highest in the Scentre Group portfolio. Average household income in 2021 (Census) in the Total Trade Area was \$164,100 per annum, which is 17% higher than the Sydney Metro average (\$140,500). The Total Trade Area includes large pockets of high density living with 57% of dwellings being apartments. Workers from the trade area skew towards managers/professionals and there is also a higher proportion of younger residents aged between 25-39 years compared with the Sydney Metro average.

## Ownership & Site

Centre Owner	Scentre Group (100%)
Site Area (ha)	2.8
Acquisition Date	1994
Book Value (\$m) SCG Share	3,185.7
Book Value (\$m)	3,185.7
Capitalisation Rate (%) <sup>1</sup>	4.63%
Economic Yield (%) <sup>2</sup>	4.90%
Centre Opened	1970
Centre Redeveloped	2004
Sundry Projects	2015, 2016, 2019

## Business Partners

Number of Business Partners	445
Experience based offering (%) <sup>3</sup>	34

Centre Composition by GLA	GLA	%
David Jones	19,234	14.6
Myer	17,887	13.6
Event Cinemas	6,719	5.1
Kmart	5,311	4.0
Coles	4,758	3.6
Woolworths	3,750	2.9
Harvey Norman	1,500	1.1
<b>Majors Total</b>	<b>59,158</b>	<b>45.0</b>
Specialties	50,849	38.7
Offices	21,503	16.4
<b>Total</b>	<b>131,510</b>	<b>100.0</b>

Business Partner In-store Sales Information	2021	2022	2023
Total Sales – MAT (\$m)	856	1,155	1,213
Total Specialty Sales MAT (\$m)	524	719	752
Avg Sales per Specialty Store (\$'000)	1,971	2,733	2,796
Specialty Sales MAT \$psm (<400sqm)	13,118	18,154	19,033

## Specialty Sales Category Contribution<sup>4,5</sup>

Retail Services	8%
Leisure	10%
Food Retail	7%
Food Dining	8%
Health & Beauty	11%
Fashion	35%
Footwear	3%
Jewellery	4%
Technology	11%
General Retail	1%
Homewares	2%

Refer to page 50 for footnotes.

Trade Area Map | Westfield Local Heroes | Responsible Business Report | Link to Disclaimer



445

NUMBER OF  
BUSINESS  
PARTNERS

131,510m<sup>2</sup>

GROSS  
LETTABLE AREA

\$1,213m

TOTAL ANNUAL  
RETAIL SALES

3,304

CAR PARKING  
SPACES

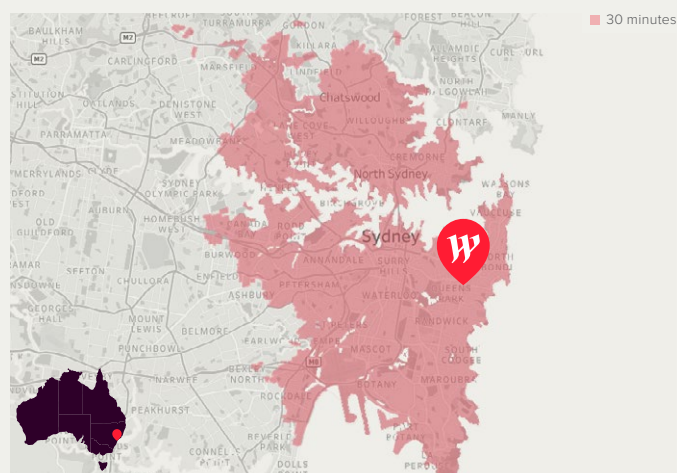
## Customer & Demographics

Customer Visits 2023 (million)	17.7
Customer Visits 2022 (million)	16.3
Customer Advocacy – Net Promoter Score	50
	TTA
Retail Expenditure (\$b)	8.6
Average Household Income (\$)	164,100

## Drive Time

30 Minutes

Population – accessible market	1,035,000
Total Household Income (\$b)	61.1



## Site Area



Image courtesy of Nearmap

## Booragoon, WA

125 Riseley Street, Booragoon WA 6154

Westfield Booragoon is located approximately 13 kilometres from the Perth CBD in the city's south-western suburbs. The centre currently caters to a trade area population of over 560,000 residents and has a total accessible market of 1.3 million residents. It is home to David Jones, Myer, Kmart, Coles, Woolworths, a Hoyts cinemas complex and 235 specialty stores including Apple, and JB Hi-Fi.

The Development Application lodged with Council in 2022 was approved. The planning process is underway with a vision of transforming the centre into Perth's premier retail and lifestyle destination with the introduction of additional retail, indoor and outdoor dining, fashion and entertainment experiences.

The total retail spend in the Westfield Booragoon Total Trade Area was estimated at \$9.7 billion in 2023 while the total retail spend by the Main Trade Area was estimated at \$3.3 billion. At \$18,751 per annum in 2023 the retail spend per capita in the Main Trade Area is 12% higher than the Perth metro average (\$16,737). Westfield Booragoon's Main Trade Area also has a high average annual household income of \$142,800 per annum in 2021 (Census), which is 13% above the Perth Metro average (\$125,900). In the Main Trade Area, 81% of workers are professional or other white-collar workers, which is above the Perth Metro average of 69%.

### Ownership & Site

Centre Owner	Scentre Group (50%), Dexs (50%)
Site Area (ha)	18.6
Acquisition Date	2019
Book Value (\$m) SCG Share	450.0
Book Value (\$m)	900.0
Capitalisation Rate (%) <sup>1</sup>	5.50
Economic Yield (%) <sup>2</sup>	6.38
Centre Opened	1972
Centre Redeveloped	1983, 1995, 2000

### Business Partners

Number of Business Partners	241
Experience based offering (%) <sup>3</sup>	34

### Centre Composition by GLA

	GLA	%
Myer	16,404	22.6
David Jones	8,829	12.2
Kmart	6,873	9.5
Hoyts	4,579	6.3
Coles	4,126	5.7
Woolworths	3,400	4.7
<b>Majors Total</b>	<b>44,211</b>	<b>60.9</b>
Specialties	27,224	37.5
Offices	1,114	1.5
<b>Total</b>	<b>72,549</b>	<b>100.0</b>

### Business Partner In-store Sales Information

	2021	2022	2023
Total Sales – MAT (\$m)	590	614	680
Total Specialty Sales MAT (\$m)	354	365	393
Avg Sales per Specialty Store (\$'000)	2,185	2,210	2,427
Specialty Sales MAT \$psm (<400sqm)	14,997	14,679	15,392

### Specialty Sales Category Contribution<sup>4,5</sup>

Retail Services	11%
Leisure	7%
Food Retail	4%
Food Dining	6%
Health & Beauty	14%
Fashion	18%
Footwear	5%
Jewellery	5%
Technology	27%
General Retail	1%
Homewares	2%

Refer to page 50 for footnotes.



241

NUMBER OF  
BUSINESS  
PARTNERS

72,549m<sup>2</sup>

GROSS  
LETTABLE AREA

\$680m

TOTAL ANNUAL  
RETAIL SALES

4,250

CAR PARKING  
SPACES

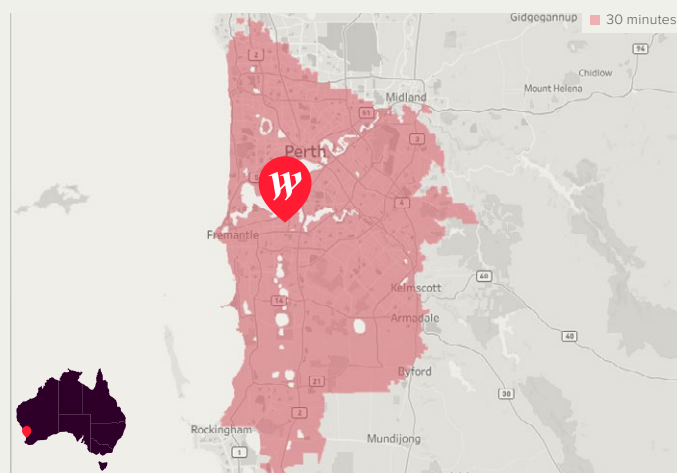
### Customer & Demographics

Customer Visits 2023 (million)	8.2
Customer Visits 2022 (million)	7.8
Customer Advocacy – Net Promoter Score	35
	TTA
Retail Expenditure (\$b)	9.7
Average Household Income (\$)	136,000

### Drive Time

30 Minutes

Population – accessible market	1,270,000
Total Household Income (\$b)	53.1



### Site Area



Image courtesy of Nearmap



# Burwood, NSW

100 Burwood Road, Burwood NSW 2134

Westfield Burwood is centrally located within Sydney's Inner West, approximately 12 kilometres from the CBD. Strategically positioned within easy reach of Burwood Railway Station on the bustling commercial strip, the centre currently caters to a trade area population of over 470,000 residents, with a total accessible market of 2.3 million residents. Westfield Burwood is home to some of Australia's most well-known business partners, including David Jones, Kmart, Target, Coles and Woolworths. The centre also boasts an Event Cinemas complex as well as over 226 specialty stores.

The Total Trade Area retail spend in 2023 was estimated at \$6.9 billion while the Main Trade Area spend was estimated to be \$3.7 billion. Westfield Burwood's spend per capita for the Main Trade Area was estimated at \$15,195 which is broadly in line with the Sydney Metro average (\$15,426). The centre's catchment area has a diverse population with 50% of the Main Trade Area born outside Australia, and 34% born in Asia in 2021 (Census). A high proportion of workers are professionals or other white-collar workers, and there are pockets of high density living with nearly 48% of dwellings being apartments.

## Ownership & Site

Centre Owner	Scentre Group (50%), Perron (50%)
Site Area (ha)	3.2
Acquisition Date	1992
Book Value (\$m) SCG Share	525.1
Book Value (\$m)	1,050.2
Capitalisation Rate (%) <sup>1</sup>	5.25
Economic Yield (%) <sup>2</sup>	5.97
Centre Opened	1966
Centre Redeveloped	1972, 1976, 2000

## Business Partners

Number of Business Partners	232
Experience based offering (%) <sup>3</sup>	41

## Centre Composition by GLA

	GLA	%
David Jones	14,658	23.1
Kmart	6,121	9.6
Target	5,933	9.3
Event Cinemas	5,697	9.0
Coles	3,919	6.2
Woolworths	3,625	5.7
<b>Majors Total</b>	<b>39,953</b>	<b>62.9</b>
Specialties	23,564	37.1
Offices	—	0.0
<b>Total</b>	<b>63,518</b>	<b>100.0</b>

## Business Partner In-store Sales Information

	2021	2022	2023
Total Sales – MAT (\$m)	361	497	521
Total Specialty Sales MAT (\$m)	175	250	259
Avg Sales per Specialty Store (\$'000)	912	1,283	1,326
Specialty Sales MAT \$psm (<400sqm)	8,607	12,116	12,482

## Specialty Sales Category Contribution<sup>4,5</sup>

Retail Services	14%
Leisure	5%
Food Retail	8%
Food Dining	14%
Health & Beauty	13%
Fashion	21%
Footwear	9%
Jewellery	6%
Technology	6%
General Retail	2%
Homewares	2%

Refer to page 50 for footnotes.

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232

NUMBER OF  
BUSINESS  
PARTNERS

63,518m<sup>2</sup>

GROSS  
LETTABLE AREA

\$521m

TOTAL ANNUAL  
RETAIL SALES

3,014

CAR PARKING  
SPACES

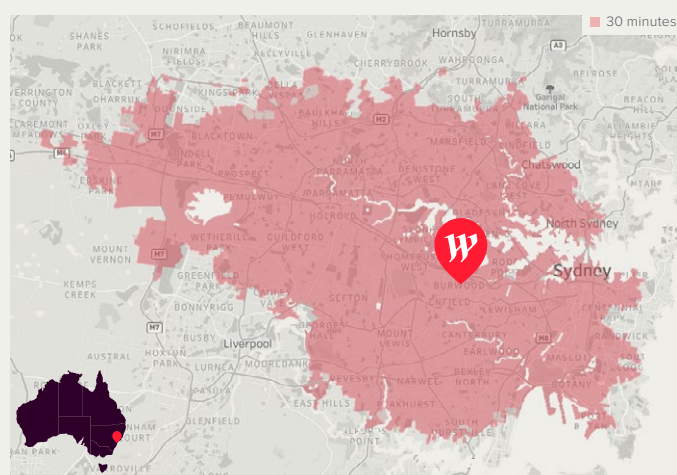
## Customer & Demographics

Customer Visits 2023 (million)	12.5
Customer Visits 2022 (million)	11.5
Customer Advocacy – Net Promoter Score	42
	TTA
Retail Expenditure (\$b)	6.9
Average Household Income (\$)	137,700

## Drive Time

30 Minutes

Population – accessible market	2,255,000
Total Household Income (\$b)	95.1



## Site Area



Image courtesy of Nearmap



# Carindale, QLD

1151 Creek Road, Carindale QLD 4152

Westfield Carindale is situated in an affluent quarter of Brisbane’s southeastern suburbs approximately 12 kilometres from the CBD. The centre currently services a trade area population of over 719,000 and has a total accessible market of 1.4 million residents. Westfield Carindale is home to all the leading major retailers, as well as a host of premium fashion brands. An Event Cinemas complex and a range of other business partners including approximately 371 specialty stores complete the retail offer while the adjoining Carindale Home & Leisure Centre offers bulky goods retail.

The total retail spend by the Westfield Carindale Total Trade Area in 2023 was estimated at \$12.5 billion while the total retail spend by the Main Trade Area was estimated at \$5.4 billion. The centre’s total annual retail spend per capita in the Total Trade Area was estimated at \$17,427, 4% above the Brisbane Metro average (\$16,695), while the Main Trade Area was estimated to be \$18,466, which is 11% above the Brisbane Metro average (\$16,695).

Westfield Carindale’s Main Trade Area had a high average household income in 2021 (Census) of \$148,200 per annum which is 20% above the Brisbane Metro average (\$123,900). Household composition is in line with the Brisbane Metro average with 29% of households being families with children under 15 years of age. In the Main Trade Area, 80% of workers are professional or other white-collar workers, which is above the Brisbane Metro average of 72%.

### Ownership & Site

Centre Owner	Carindale Property Trust (50%), APPF (50%)
Site Area (ha)	15.8
Acquisition Date	1999
Book Value (\$m) SCG Share	765.0
Book Value (\$m)	1,530.0
Capitalisation Rate (%) <sup>1</sup>	5.50
Economic Yield (%) <sup>2</sup>	6.29
Centre Opened	1979
Centre Redeveloped	2012, 2020, 2024

### Business Partners

Number of Business Partners	382
Experience based offering (%) <sup>3</sup>	40

Centre Composition by GLA	GLA	%
Myer	20,840	15.3
BIG W	8,527	6.3
Target	8,020	5.9
David Jones	7,635	5.6
Kmart	7,418	5.4
Harvey Norman	4,814	3.5
Coles	4,167	3.1
Woolworths	3,971	2.9
Event Cinemas	3,805	2.8
Harris Scarfe	2,589	1.9
ALDI	1,672	1.2
<b>Majors Total</b>	<b>73,458</b>	<b>53.9</b>
Specialties	62,378	45.8
Offices	349	0.3
<b>Total</b>	<b>136,185</b>	<b>100.0</b>

Business Partner In-store Sales Information	2021	2022	2023
Total Sales – MAT (\$m)	890	1,010	1,071
Total Specialty Sales MAT (\$m)	523	589	620
Avg Sales per Specialty Store (\$'000)	1,791	1,998	2,168
Specialty Sales MAT \$psm (<400sqm)	10,995	12,571	12,925

### Specialty Sales Category Contribution<sup>4,5</sup>

Retail Services	11%
Leisure	6%
Food Retail	6%
Food Dining	9%
Health & Beauty	11%
Fashion	17%
Footwear	4%
Jewellery	4%
Technology	29%
General Retail	1%
Homewares	3%

Refer to page 50 for footnotes.



382	136,185m <sup>2</sup>	\$1,071m	5,897
NUMBER OF BUSINESS PARTNERS	GROSS LETTABLE AREA	TOTAL ANNUAL RETAIL SALES	CAR PARKING SPACES

### Customer & Demographics

Customer Visits 2023 (million)	14.0
Customer Visits 2022 (million)	14.1
Customer Advocacy – Net Promoter Score	49
	TTA
Retail Expenditure (\$b)	12.5
Average Household Income (\$)	134,300

Drive Time	30 Minutes
Population – accessible market	1,450,000
Total Household Income (\$b)	60.2



### Site Area



Land Centre Image courtesy of Nearmap

# Carousel, WA

1382 Albany Hwy, Cannington WA 6107

Westfield Carousel is located on the Albany Highway in Perth's southeast, just 12 kilometres from the CBD. It currently caters to nearly one third of the city's population with the Total Trade Area population exceeding 720,000 and a total accessible market of 1.1 million residents. The centre also benefits from its close proximity to two of Perth's major university campuses, Curtin University's Bentley Campus and the South Street Campus of Murdoch University. Westfield Carousel now comprises over 340 business partners across fashion, food, lifestyle, dining and entertainment. The openair rooftop dining and entertainment precinct features HOYTS, including a 14-screen complex and an upgraded LUX Lounge. An iPlay, a dedicated kid's play area and outdoor amphitheatre on the rooftop provides casual entertainment for customers, day and night. Westfield Carousel offers a range of customer services including parking valet.

In 2023 the total retail spend by the Westfield Carousel Total Trade Area was estimated at \$11.1 billion and the Main Trade Area at \$5.1 billion.

### Ownership & Site

Centre Owner	Scentre Group (100%)
Site Area (ha)	21.6
Acquisition Date	1996
Book Value (\$m) SCG Share	1,494.1
Book Value (\$m)	1,494.1
Capitalisation Rate (%) <sup>1</sup>	5.13
Economic Yield (%) <sup>2</sup>	5.54
Centre Opened	1972
Centre Redeveloped	1999, 2018

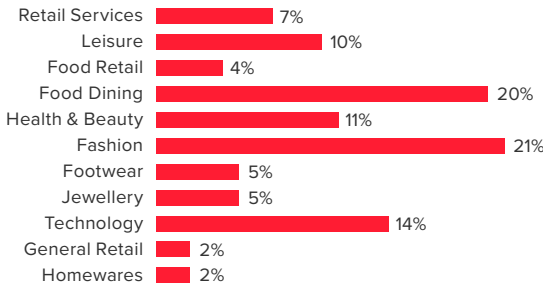
### Business Partners

Number of Business Partners	342
Experience based offering (%) <sup>3</sup>	46

Centre Composition by GLA	GLA	%
Myer	11,944	10.9
David Jones	8,662	7.9
Hoyts	8,362	7.6
Target	7,760	7.1
Kmart	6,966	6.3
Woolworths	4,352	4.0
Coles	4,041	3.7
<b>Majors Total</b>	<b>52,087</b>	<b>47.4</b>
Specialties	57,893	52.6
Offices	—	0.0
<b>Total</b>	<b>109,979</b>	<b>100.0</b>

Business Partners In-store Sales Information	2021	2022	2023
Total Sales – MAT (\$m)	726	755	821
Total Specialty Sales MAT (\$m)	464	471	519
Avg Sales per Specialty Store (\$'000)	1,646	1,681	1,866
Specialty Sales MAT \$psm (<400sqm)	11,493	11,607	13,076

### Specialty Sales Category Contribution<sup>4,5</sup>



Refer to page 50 for footnotes.

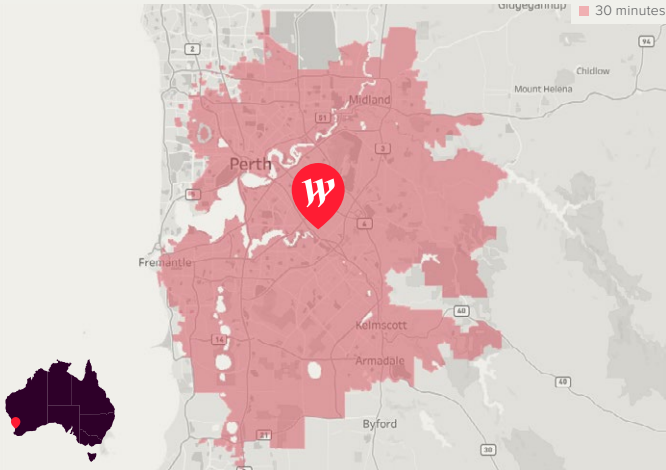


<b>342</b> NUMBER OF BUSINESS PARTNERS	<b>109,979m<sup>2</sup></b> GROSS LETTABLE AREA	<b>\$821m</b> TOTAL ANNUAL RETAIL SALES	<b>4,300</b> CAR PARKING SPACES
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### Customer & Demographics

Customer Visits 2023 (million)	12.8
Customer Visits 2022 (million)	12.2
Customer Advocacy – Net Promoter Score	41
TTA	
Retail Expenditure (\$b)	11.1
Average Household Income (\$)	123,000

<b>Drive Time</b>	<b>30 Minutes</b>
Population – accessible market	1,090,000
Total Household Income (\$b)	43.4



### Site Area

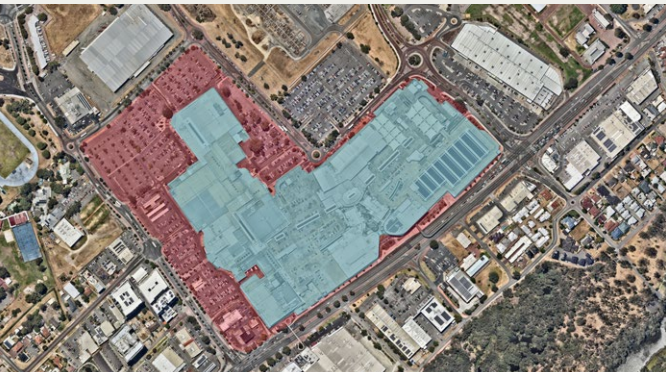


Image courtesy of Nearmap



# Chatswood, NSW

1 Anderson Street, Chatswood NSW 2067

Westfield Chatswood is located on Sydney's affluent North Shore, approximately 11 kilometres from the CBD. Conveniently situated within easy reach of Chatswood train station, a major bus interchange and the Pacific Highway, the centre currently caters to a trade area population of over 577,000, with a total accessible market of 1.5 million, in addition to a sizeable local workforce. Westfield Chatswood is home to Myer, Target, Coles, Hoyts and ALDI as well as approximately 246 specialty stores including Zara and Uniqlo.

The total retail spend by the Westfield Chatswood Total Trade Area in 2023 was estimated at \$10.4 billion and the total retail spend by the Main Trade Area was estimated at \$4.1 billion. The total annual retail spend per capita for the Westfield Chatswood Total Trade Area was estimated at \$17,995 in 2023, which is 17% above the Sydney Metro average (\$15,426). The total annual retail spend per capita for the Westfield Chatswood Main Trade Area was estimated at \$18,344 which is 19% above the Sydney Metro average (\$15,426). Average household income of the Main Trade Area in 2021 (Census) was \$183,600 per annum which is 31% above the Sydney Metro average (\$140,500), while 47% of households had incomes over \$156,000 per annum. Over 90% of the trade area's workers are managers, professionals or other white-collar workers, which is well above the Sydney Metro average of 77%. The centre has a culturally diverse market with 44% of the Main Trade Area population being born outside of Australia including 25% in Asia.

## Ownership & Site

Centre Owner	Scentre Group (100%)
Site Area (ha)	2.3
Acquisition Date	1993
Book Value (\$m) SCG Share	1,138.5
Book Value (\$m)	1,138.5
Capitalisation Rate (%) <sup>1</sup>	5.25
Economic Yield (%) <sup>2</sup>	5.64
Centre Opened	1987
Centre Redeveloped	1994, 1999, 2015
Sundry Projects	2018

## Business Partners

Number of Business Partners	251
Experience based offering (%) <sup>3</sup>	45

Centre Composition by GLA	GLA	%
Myer	23,429	28.8
Target	8,757	10.8
Hoyts	5,301	6.5
Coles	2,217	2.7
ALDI	1,637	2.0
<b>Majors Total</b>	<b>41,341</b>	<b>50.8</b>
Specialties	40,044	49.2
Offices	—	0.0
<b>Total</b>	<b>81,385</b>	<b>100.0</b>

Business Partner In-store Sales Information	2021	2022	2023
Total Sales – MAT (\$m)	389	506	533
Total Specialty Sales MAT (\$m)	254	341	360
Avg Sales per Specialty Store (\$'000)	1,285	1,707	1,764
Specialty Sales MAT \$psm (<400sqm)	7,904	10,727	11,349

## Specialty Sales Category Contribution<sup>4,5</sup>

Retail Services	3%
Leisure	11%
Food Retail	5%
Food Dining	20%
Health & Beauty	10%
Fashion	23%
Footwear	4%
Jewellery	4%
Technology	16%
General Retail	2%
Homewares	3%

Refer to page 50 for footnotes.

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251

NUMBER OF  
BUSINESS  
PARTNERS

81,385m<sup>2</sup>

GROSS  
LETTABLE AREA

\$533m

TOTAL ANNUAL  
RETAIL SALES

2,831

CAR PARKING  
SPACES

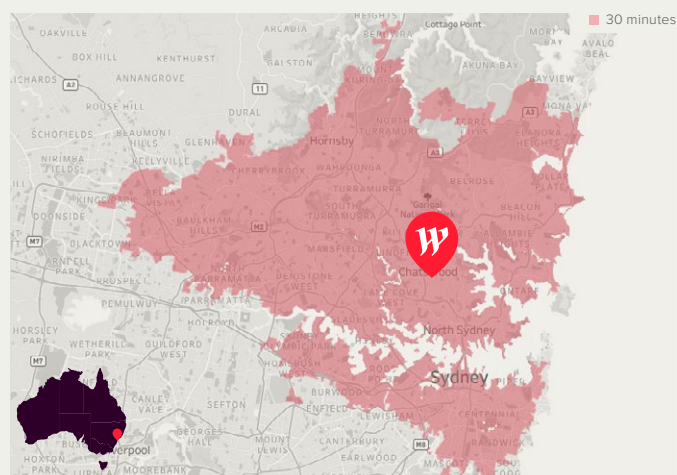
## Customer & Demographics

Customer Visits 2023 (million)	16.2
Customer Visits 2022 (million)	14.5
Customer Advocacy – Net Promoter Score	65
	TTA
Retail Expenditure (\$b)	10.4
Average Household Income (\$)	175,200

## Drive Time

30 Minutes

Population – accessible market	1,530,000
Total Household Income (\$b)	83.6



## Site Area



Land Centre

Image courtesy of Nearmap



# Chermside, QLD

Gympie Road & Hamilton Road, Chermside QLD 4032

Westfield Chermside, located approximately 10 kilometres north of the Brisbane CBD, caters to a sizeable trade area population of more than 875,000, with a total accessible market of 1.4 million residents. Westfield Chermside is home to David Jones, Myer, BIG W, Kmart, Target, Coles, Woolworths, Apple, an Event Cinemas complex and approximately 456 specialty stores, including Sephora, Uniqlo and a host of local and international brands, alongside a leisure and dining precinct.

In 2023, the total retail spend in the Westfield Chermside Total Trade Area was estimated at \$15.8 billion while the total retail spend in the Main Trade Area was estimated at \$6.0 billion. The total annual retail spend per capita was estimated at \$18,033 for the Main Trade Area, which is 8% above the Brisbane Metro average (\$16,695). Westfield Chermside's Main Trade Area average household income in 2021 (Census) was \$136,400 per annum, which is 10% above the Brisbane Metro average (\$123,900), with 30% of households earning more than \$156,000. The area also has a high proportion of workers who are managers or other white-collar workers (77%) compared to the Brisbane Metro average of 72%.

## Ownership & Site

Centre Owner	Scentre Group (100%)
Site Area (ha)	22.1
Acquisition Date	1996
Book Value (\$m) SCG Share	2,541.0
Book Value (\$m)	2,541.0
Capitalisation Rate (%) <sup>1</sup>	4.88
Economic Yield (%) <sup>2</sup>	5.21
Centre Opened	1957
Centre Redeveloped	1998, 2000, 2006, 2017

## Business Partners

Number of Business Partners	480
Experience based offering (%) <sup>3</sup>	43

Centre Composition by GLA	GLA	%
Myer	15,528	8.8
David Jones	12,573	7.1
BIG W	8,157	4.6
Target	7,791	4.4
Event Cinemas	7,372	4.2
Kmart	6,439	3.6
Harris Scarfe	4,043	2.3
Coles	4,023	2.3
Woolworths	3,975	2.2
Dan Murphys	1,243	0.7
<b>Majors Total</b>	<b>71,144</b>	<b>40.1</b>
Specialties	83,202	46.9
Offices	22,892	12.9
<b>Total</b>	<b>177,239</b>	<b>100.0</b>

Business Partner In-store Sales Information	2021	2022	2023
Total Sales – MAT (\$m)	1,030	1,216	1,293
Total Specialty Sales MAT (\$m)	686	798	850
Avg Sales per Specialty Store (\$'000)	1,869	2,133	2,261
Specialty Sales MAT \$psm (<400sqm)	13,213	14,652	15,235

## Specialty Sales Category Contribution<sup>4,5</sup>

Retail Services	8%
Leisure	10%
Food Retail	7%
Food Dining	15%
Health & Beauty	12%
Fashion	20%
Footwear	4%
Jewellery	4%
Technology	17%
General Retail	1%
Homewares	2%

Refer to page 50 for footnotes.



480

NUMBER OF  
BUSINESS  
PARTNERS

177,239m<sup>2</sup>

GROSS  
LETTABLE AREA

\$1,293m

TOTAL ANNUAL  
RETAIL SALES

7,200

CAR PARKING  
SPACES

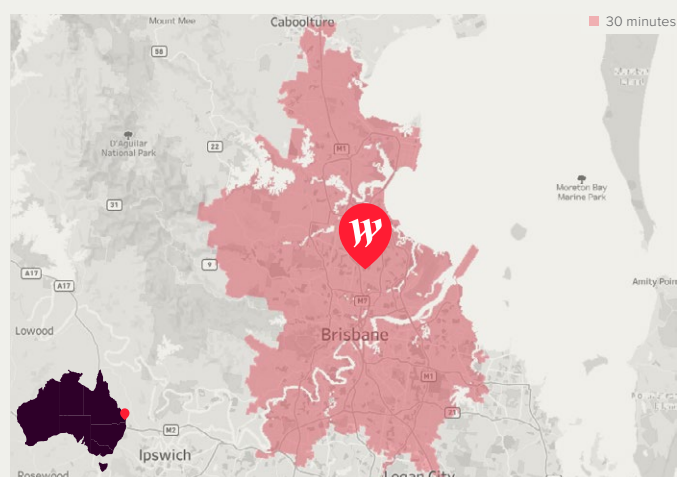
## Customer & Demographics

Customer Visits 2023 (million)	17.3
Customer Visits 2022 (million)	16.5
Customer Advocacy – Net Promoter Score	55
	TTA
Retail Expenditure (\$b)	15.8
Average Household Income (\$)	130,600

## Drive Time

30 Minutes

Population – accessible market	1,415,000
Total Household Income (\$b)	62.1



## Site Area



Land Centre

Image courtesy of Nearmap



# Coomera, QLD

Foxwell Road, Coomera QLD 4209

Westfield Coomera was Scentre Group's first greenfield development. Completed in 2018, the \$470 million development delivered an unrivalled experience in retail, dining, lifestyle and entertainment to the fast-growing corridor on the Gold Coast in South-East Queensland. Spanning 59,000 square metres (sqm) of indoor-outdoor retail and leisure space, Westfield Coomera offers over 167 specialty stores, a two-level dining and entertainment precinct, market style fresh food, quick eateries and a purpose- outdoor space for children and families, The Backyard. Westfield Coomera is also home to iPlay Adventure, The Park Coomera, Coles, Woolworths, Kmart, Target, JB Hi-Fi, Rebel and Event Cinemas, including Gold Class along with an extensive fashion retail mix. The centre is conveniently located just 500 metres off the Pacific Motorway (M1) and next to the Coomera train station.

The centre currently services a growing Total Trade Area population over 290,000 people in 2023, with a total accessible market of 560,000. The total retail spend by the Westfield Coomera Total Trade Area in 2023 was estimated at \$5.0 billion while the total retail spend by the Main Trade Area was estimated at \$2.8 billion. The average household income in the Main Trade Area in 2021 (Census) was \$124,000 per annum which was broadly in line with the Brisbane Metro average (\$123,900). Household composition in the Main Trade Area skews towards families, with 37% of households comprising families with children under 15 years of age, a figure that is well above the Brisbane Metro average of 29%.

## Ownership & Site

Centre Owner	Scentre Group (50%), QIC (50%)
Site Area (ha)	14.6
Acquisition Date	2018
Book Value (\$m) SCG Share	223.8
Book Value (\$m)	447.6
Capitalisation Rate (%) <sup>1</sup>	6.00
Economic Yield (%) <sup>2</sup>	6.97
Centre Opened	2018
Centre Redeveloped	2018

## Business Partners

Number of Business Partners	172
Experience based offering (%) <sup>3</sup>	56

Centre Composition by GLA	GLA	%
Kmart	6,533	11.2
Event Cinemas	6,045	10.4
Target	6,021	10.3
Woolworths	4,222	7.3
Coles	3,788	6.5
<b>Majors Total</b>	<b>26,609</b>	<b>45.7</b>
Specialties	31,191	53.6
Offices	419	0.7
<b>Total</b>	<b>58,219</b>	<b>100.0</b>

Business Partner In-store Sales Information	2021	2022	2023
Total Sales – MAT (\$m)	280	331	348
Total Specialty Sales MAT (\$m)	155	181	189
Avg Sales per Specialty Store (\$'000)	1,271	1,410	1,455
Specialty Sales MAT \$psm (<400sqm)	8,353	9,424	9,760

## Specialty Sales Category Contribution<sup>4,5</sup>

Retail Services	11%
Leisure	6%
Food Retail	5%
Food Dining	20%
Health & Beauty	15%
Fashion	11%
Footwear	1%
Jewellery	4%
Technology	22%
General Retail	3%
Homewares	3%

Refer to page 50 for footnotes.

Trade Area Map | Westfield Local Heroes | Responsible Business Report | Link to Disclaimer



172

NUMBER OF  
BUSINESS  
PARTNERS

58,219m<sup>2</sup>

GROSS  
LETTABLE AREA

\$348m

TOTAL ANNUAL  
RETAIL SALES

2,433

CAR PARKING  
SPACES

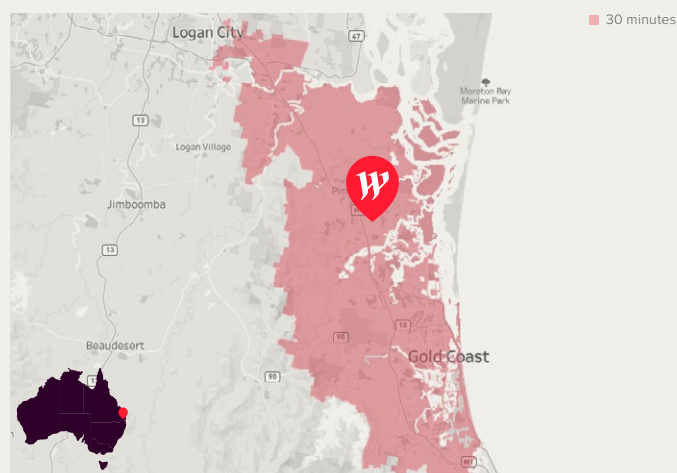
## Customer & Demographics

Customer Visits 2023 (million)	6.8
Customer Visits 2022 (million)	6.4
Customer Advocacy – Net Promoter Score	52
	TTA
Retail Expenditure (\$b)	5.0
Average Household Income (\$)	117,300

## Drive Time

30 Minutes

Population – accessible market	560,000
Total Household Income (\$b)	19.7



## Site Area



Land Centre

Image courtesy of Nearmap



# Doncaster, VIC

Doncaster Road, Doncaster VIC 3108

Westfield Doncaster is situated 17 kilometres from the Melbourne CBD and currently catering to a trade area population over 750,000 residents, with a total accessible market of 2.0 million residents. One of Melbourne's largest shopping centres, Doncaster is home to many of Australia's leading brands including David Jones, Myer, BIG W, Kmart, Coles, Woolworths, Apple and Zara. The centre boasts one of the best fashion offers in the city with 413 business partners, and complemented by valet parking, electric car charging and styling services. The rooftop modern village style indoor/outdoor dining and entertainment precinct features 14 restaurants.

The total retail spend in Westfield Doncaster's Total Trade Area in 2023 was estimated at \$12.6 billion while the total retail spend in the Main Trade Area was estimated at \$6.2 billion. The total annual retail spend per capita for the Westfield Doncaster Total Trade Area was estimated at \$16,789 which is 8% above the Melbourne metro average (\$15,523). The average household income in 2021 (Census) in the Main Trade area was \$143,400 per annum which is 12% above the Melbourne Metro average (\$127,500). There are high levels of home ownership in the Main Trade Area with 76% owning their home or paying a mortgage, and also a high proportion (83%) of all workers in the area are managers, professionals or other white-collar workers.

## Ownership & Site

Centre Owner	Scentre Group (50%), M&G Asia Property Fund (25%), ISPT (25%)
Site Area (ha)	14.3
Acquisition Date	1993
Book Value (\$m) SCG Share	1,060.0
Book Value (\$m)	2,120.0
Capitalisation Rate (%) <sup>1</sup>	5.00
Economic Yield (%) <sup>2</sup>	5.70
Centre Opened	1969
Centre Redeveloped	1979, 1995, 2007/2008, 2020
Sundry Projects	2016

## Business Partners

Number of Business Partners	413
Experience based offering (%) <sup>3</sup>	38

Centre Composition by GLA	GLA	%
Myer	18,581	15.1
David Jones	14,846	12.1
BIG W	8,221	6.7
Kmart	7,574	6.2
Village Roadshow	5,208	4.2
Woolworths	4,278	3.5
Coles	4,182	3.4
<b>Majors Total</b>	<b>62,891</b>	<b>51.1</b>
Specialties	56,954	46.3
Offices	3,281	2.7
<b>Total</b>	<b>123,126</b>	<b>100.0</b>

Business Partner In-store Sales Information	2021	2022	2023
Total Sales – MAT (\$m)	751	990	1,024
Total Specialty Sales MAT (\$m)	497	664	692
Avg Sales per Specialty Store (\$'000)	1,554	2,081	2,097
Specialty Sales MAT \$psm (<400sqm)	10,398	14,637	14,825

## Specialty Sales Category Contribution<sup>4,5</sup>

Retail Services	5%
Leisure	10%
Food Retail	5%
Food Dining	15%
Health & Beauty	10%
Fashion	23%
Footwear	4%
Jewellery	4%
Technology	21%
General Retail	1%
Homewares	2%

Refer to page 50 for footnotes.



413

NUMBER OF  
BUSINESS  
PARTNERS

123,126m<sup>2</sup>

GROSS  
LETTABLE AREA

\$1,024m

TOTAL ANNUAL  
RETAIL SALES

5,397

CAR PARKING  
SPACES

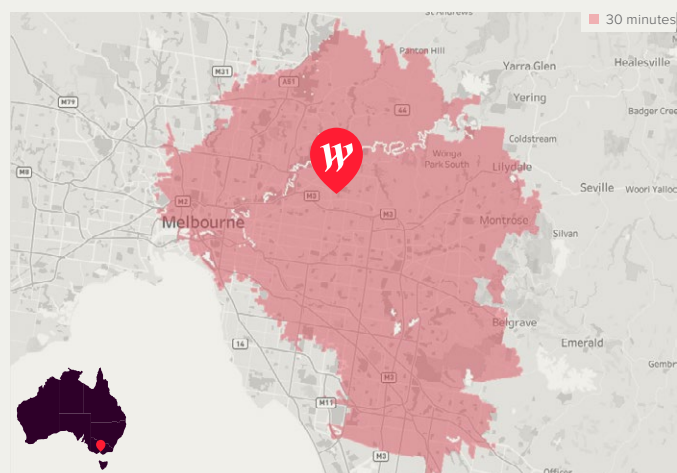
## Customer & Demographics

Customer Visits 2023 (million)	15.5
Customer Visits 2022 (million)	14.8
Customer Advocacy – Net Promoter Score	44
	TTA
Retail Expenditure (\$b)	12.6
Average Household Income (\$)	140,900

## Drive Time

30 Minutes

Population – accessible market	2,075,000
Total Household Income (\$bn)	87.4



## Site Area



Image courtesy of Nearmap



# Eastgardens, NSW

152 Bunnerong Road, Eastgardens NSW 2036

Westfield Eastgardens is located approximately 10 kilometres from the Sydney CBD in the city's south-eastern suburbs. Scentre Group manages the centre and in 2018, acquired a 50% interest in Westfield Eastgardens, with the remaining half owned by Terrace Tower Group. Westfield Eastgardens is one of the top 30 shopping centres in Australia, currently catering to a trade area population of approximately 307,000 residents, with a total accessible market of 1.6 million residents. Westfield Eastgardens is home to Myer, BIG W, Kmart, Target, Coles, Woolworths, and ALDI. There is also a Hoyts cinema on site as well as a broad mix of business partners including approximately 260 specialty stores.

The total retail spend by the Westfield Eastgardens Total Trade Area in 2023 was estimated at \$5.3 billion while the total retail spend by the Main Trade Area was estimated at \$2.5 billion. The total annual per capita retail spend for the Westfield Eastgardens Main Trade Area was estimated at \$16,407, which is 6% above the Sydney Metro average (\$15,426). The centre serves a culturally diverse community with 44% of the Main Trade Area population born in a country outside Australia.

## Ownership & Site

Centre Owner	Scentre Group (50%), Terrace Tower Group (50%)
Site Area (ha)	9.3
Acquisition Date	2018
Book Value (\$m) SCG Share	545.0
Book Value (\$m)	1,090.0
Capitalisation Rate (%) <sup>1</sup>	5.25
Economic Yield (%) <sup>2</sup>	5.96
Centre Opened	1987
Centre Redeveloped	2002, 2013
Sundry Projects	2018

## Business Partners

Number of Business Partners	261
Experience based offering (%) <sup>3</sup>	45

Centre Composition by GLA	GLA	%
Myer	11,624	14.0
BIG W	7,905	9.5
Kmart	7,422	8.9
Target	7,342	8.8
Coles	5,190	6.2
Woolworths	4,168	5.0
Hoyts	3,873	4.7
ALDI	1,660	2.0
<b>Majors Total</b>	<b>49,184</b>	<b>59.2</b>
Specialties	29,944	36.0
Offices	4,021	4.8
<b>Total</b>	<b>83,149</b>	<b>100.0</b>

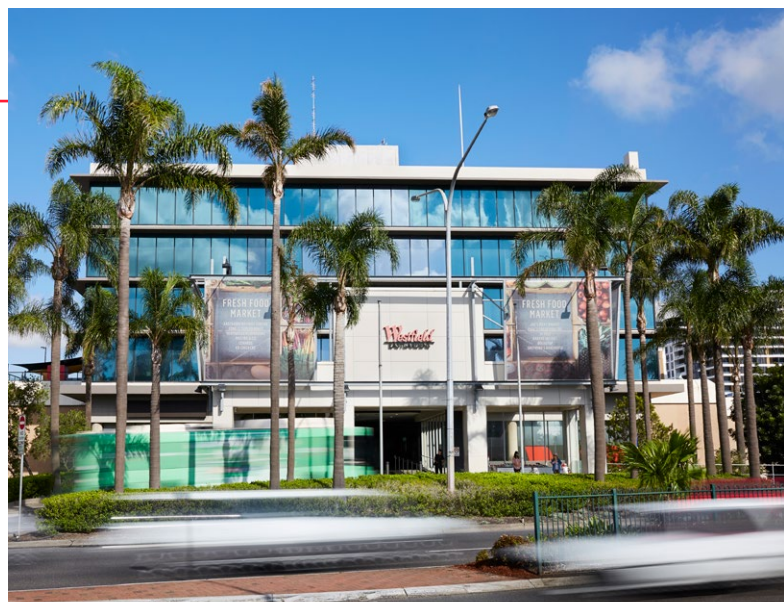
Business Partner In-store Sales Information	2021	2022	2023
Total Sales – MAT (\$m)	529	637	673
Total Specialty Sales MAT (\$m)	200	256	269
Avg Sales per Specialty Store (\$'000)	1,088	1,413	1,418
Specialty Sales MAT \$psm (<400sqm)	8,098	10,826	11,221

## Specialty Sales Category Contribution<sup>4,5</sup>

Retail Services	11%
Leisure	9%
Food Retail	8%
Food Dining	16%
Health & Beauty	11%
Fashion	18%
Footwear	5%
Jewellery	4%
Technology	13%
General Retail	3%
Homewares	2%

Refer to page 50 for footnotes.

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261

NUMBER OF  
BUSINESS  
PARTNERS

83,149m<sup>2</sup>

GROSS  
LETTABLE AREA

\$673m

TOTAL ANNUAL  
RETAIL SALES

3,148

CAR PARKING  
SPACES

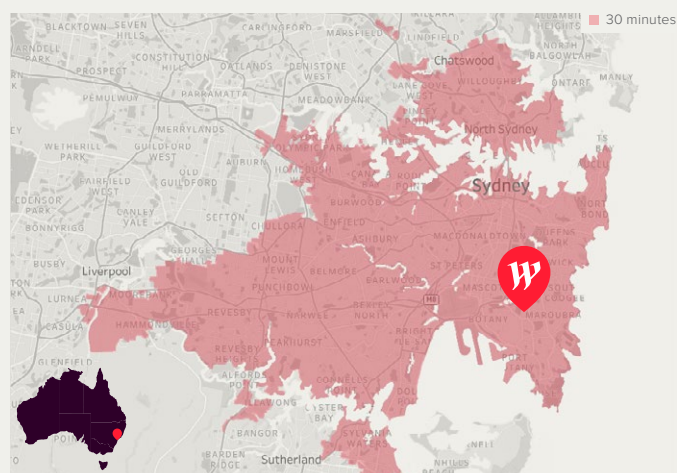
## Customer & Demographics

Customer Visits 2023 (million)	10.6
Customer Visits 2022 (million)	9.8
Customer Advocacy – Net Promoter Score	49
	TTA
Retail Expenditure (\$b)	5.3
Average Household Income (\$)	149,100

## Drive Time

30 Minutes

Population – accessible market	1,635,000
Total Household Income (\$b)	80.4



## Site Area

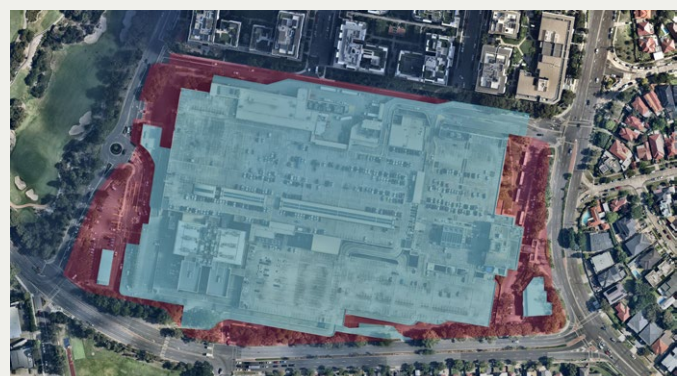


Image courtesy of Nearmap



# Fountain Gate, VIC

352 Princes Highway, Fountain Gate VIC 3805

Westfield Fountain Gate is located in one of Victoria's fastest growing municipalities, approximately 45 kilometres south-east of the Melbourne CBD. The centre currently caters to a trade area population over 635,000 residents, with a total accessible market of 1.5 million, and is one of the largest shopping centres in Australia. Westfield Fountain Gate is home to Myer, BIG W, Kmart, Target, Coles, Woolworths, ALDI and Apple. There is also a Village Roadshow cinema and an approximately 415 specialty stores.

The total retail spend in 2023 by the Westfield Fountain Gate Total Trade Area was estimated at \$8.7 billion and the Main Trade Area was estimated at \$5.9 billion. There is a high level of home ownership in the local community with 76% of residents in the Main Trade Area owning their own homes or paying a mortgage in the 2021 Census, a figure well above the Melbourne Metro average of 69%. There is also a high proportion of family households: 38% of households are families with children under the age of 15 compared to the Melbourne average of 28%. The centre serves a diverse community, with 63% of Total Trade Area residents employed as managers, professionals or other white-collar occupations while 37% of residents work in blue collar roles.

## Ownership & Site

Centre Owner	Scentre Group (100%)
Site Area (ha)	46.1
Acquisition Date	1995
Book Value (\$m) SCG Share	1,925.0
Book Value (\$m)	1,925.0
Capitalisation Rate (%) <sup>1</sup>	5.00
Economic Yield (%) <sup>2</sup>	5.36
Centre Opened	1970
Centre Redeveloped	1980, 2001, 2012

## Business Partners

Number of Business Partners	424
Experience based offering (%) <sup>3</sup>	44

Centre Composition by GLA	GLA	%
Myer	12,000	6.9
Village Roadshow	9,240	5.3
Target	8,460	4.9
BIG W	8,052	4.6
Kmart	7,998	4.6
Harvey Norman	7,030	4.0
Woolworths	4,303	2.5
Coles	4,203	2.4
Harris Scarfe	2,900	1.7
ALDI	1,739	1.0
<b>Majors Total</b>	<b>65,924</b>	<b>37.9</b>
Specialties	105,957	61.0
Offices	1,907	1.1
<b>Total</b>	<b>173,788</b>	<b>100.0</b>

Business Partner In-store Sales Information	2021	2022	2023
Total Sales – MAT (\$m)	880	1,158	1,203
Total Specialty Sales MAT (\$m)	467	635	663
Avg Sales per Specialty Store (\$'000)	1,505	1,992	2,060
Specialty Sales MAT \$psm (<400sqm)	9,019	12,586	12,540

## Specialty Sales Category Contribution<sup>4,5</sup>

Retail Services	6%
Leisure	11%
Food Retail	5%
Food Dining	16%
Health & Beauty	8%
Fashion	17%
Footwear	4%
Jewellery	4%
Technology	22%
General Retail	2%
Homewares	5%

Refer to page 50 for footnotes.



424

NUMBER OF  
BUSINESS  
PARTNERS

173,788m<sup>2</sup>

GROSS  
LETTABLE AREA

\$1,203m

TOTAL ANNUAL  
RETAIL SALES

6,493

CAR PARKING  
SPACES

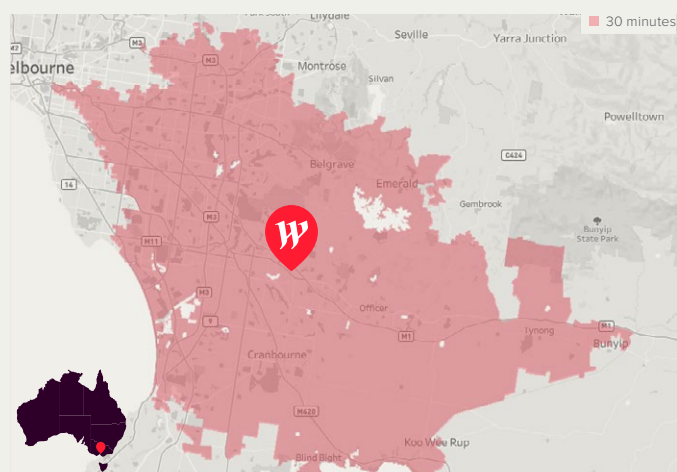
## Customer & Demographics

Customer Visits 2023 (million)	15.7
Customer Visits 2022 (million)	14.6
Customer Advocacy – Net Promoter Score	44
	TTA
Retail Expenditure (\$b)	8.7
Average Household Income (\$)	114,600

## Drive Time

30 Minutes

Population – accessible market	1,510,000
Total Household Income (\$b)	54.8



## Site Area

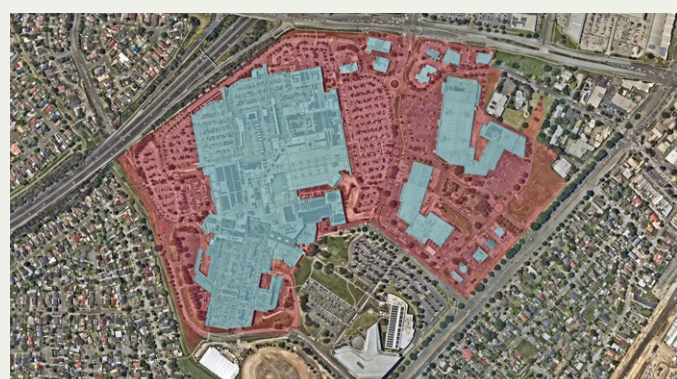


Image courtesy of Nearmap



# Geelong, VIC

95 Malop Street, Geelong VIC 3220

Westfield Geelong is located in the heart of Victoria's second largest city. Servicing the Surf Coast and the Bellarine Peninsula with a total accessible market of approximately 337,000 residents, it is the region's premier shopping centre. The centre is home to Myer, BIG W, Target and Coles as well as approximately 151 specialty stores.

The total retail spend by the Westfield Geelong Total Trade Area in 2023 was estimated at \$5.6 billion while the total retail spend by the Main Trade Area was estimated at \$3.5 billion. The total annual retail spend per capita for the Westfield Geelong Total Trade Area was estimated to be \$16,609 which is 7% higher than the Melbourne metro average (\$15,523). High rates of home ownership are found in the Main Trade Area with 69% of residents owning their homes or paying a mortgage in 2021 (Census). A quarter (25%) of households are families with children under 15 years of age, broadly in line with the Melbourne Metro average (28%). The centre serves a diverse community, with 69% of residents employed in managerial, professional or other white-collar roles and 31% occupying blue collar roles.

### Ownership & Site

Centre Owner	Scentre Group (50%), Perron (50%)
Site Area (ha)	3.2
Acquisition Date	2003
Book Value (\$m) SCG Share	209.0
Book Value (\$m)	418.0
Capitalisation Rate (%) <sup>1</sup>	6.50
Economic Yield (%) <sup>2</sup>	7.61
Centre Opened	1987
Centre Redeveloped	2008

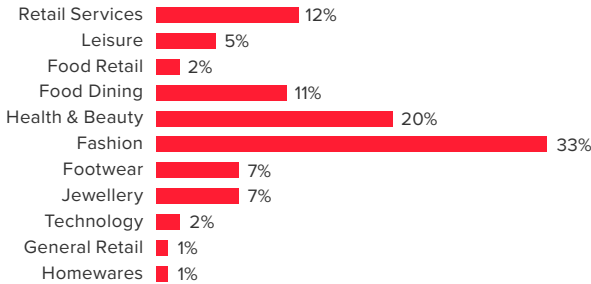
### Business Partners

Number of Business Partners	155
Experience based offering (%) <sup>3</sup>	42

Centre Composition by GLA	GLA	%
Myer	12,556	24.3
Target	8,765	17.0
BIG W	7,341	14.2
Coles	3,242	6.3
<b>Majors Total</b>	<b>31,904</b>	<b>61.8</b>
Specialties	19,762	38.2
Offices	—	0.0
<b>Total</b>	<b>51,666</b>	<b>100.0</b>

Business Partner In-store Sales Information	2021	2022	2023
Total Sales – MAT (\$m)	243	292	303
Total Specialty Sales MAT (\$m)	134	163	166
Avg Sales per Specialty Store (\$'000)	1,113	1,366	1,360
Specialty Sales MAT \$psm (<400sqm)	8,719	10,628	10,545

### Specialty Sales Category Contribution<sup>4,5</sup>



Refer to page 50 for footnotes.



155

NUMBER OF BUSINESS PARTNERS

51,666m<sup>2</sup>

GROSS LETTABLE AREA

\$303m

TOTAL ANNUAL RETAIL SALES

1,714

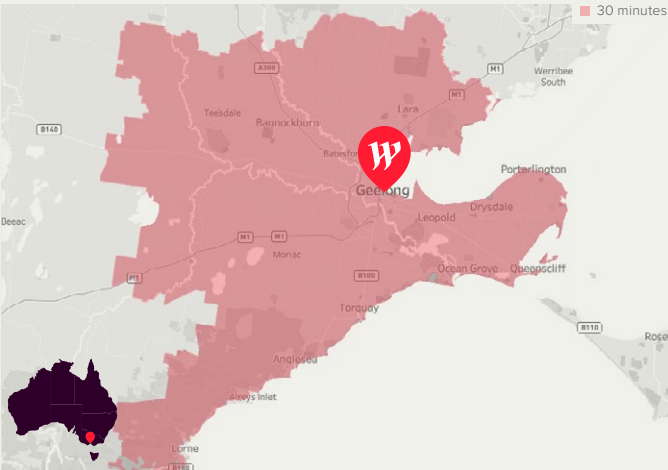
CAR PARKING SPACES

### Customer & Demographics

Customer Visits 2023 (million)	7.2
Customer Visits 2022 (million)	7.2
Customer Advocacy – Net Promoter Score	29
	TTA
Retail Expenditure (\$b)	5.6
Average Household Income (\$)	113,400

### Drive Time 30 Minutes

Population – accessible market	335,000
Total Household Income (\$b)	12.0



### Site Area



Land Centre Image courtesy of Nearmap

# Helensvale, QLD

1–29 Millaroo Drive, Helensvale QLD 4212

Westfield Helensvale is located in a thriving growth corridor of SouthEast Queensland, 25 kilometres north-west of Surfers Paradise and 62 kilometres south of Brisbane. Strategically located at the junction of two major highways, the centre has a trade area population of 381,000 residents with a total accessible market of 590,000 residents. Westfield Helensvale is home to Kmart, Target, Coles, Woolworths and ALDI as well as a selection of 170 specialty retail stores.

The total retail spend in 2023 by the Westfield Helensvale Total Trade Area was estimated at \$6.4 billion with the total retail spend by the Main Trade Area was estimated at \$2.8 billion. The average household income in the Main Trade Area in 2021 (Census) was \$125,400 per annum which was broadly in line with the Brisbane Metro average (\$123,900). Household composition skews towards families, with 34% of households comprising families with children under 15 years of age, a figure that is well above the Brisbane Metro average of 29%.

### Ownership & Site

Centre Owner	Scentre Group (50%), IP Generation (50%)
Site Area (ha)	23.5
Acquisition Date	2005
Book Value (\$m) SCG Share	201.0
Book Value (\$m)	402.0
Capitalisation Rate (%) <sup>1</sup>	6.50
Economic Yield (%) <sup>2</sup>	7.49
Centre Opened	2005
Centre Redeveloped	2005

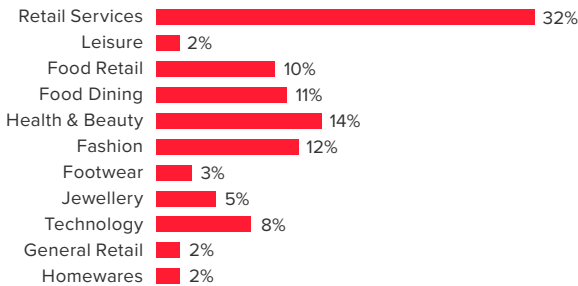
### Business Partners

Number of Business Partners	175
Experience based offering (%) <sup>3</sup>	51

Centre Composition by GLA	GLA	%
Target	7,189	16.0
Kmart	6,095	13.6
Woolworths	3,961	8.8
Coles	3,495	7.8
ALDI	1,359	3.0
Majors Total	22,099	49.3
Specialties	22,130	49.3
Offices	640	1.4
Total	44,869	100.0

Business Partner In-store Sales Information	2021	2022	2023
Total Sales – MAT (\$m)	310	348	371
Total Specialty Sales MAT (\$m)	143	146	149
Avg Sales per Specialty Store (\$'000)	1,098	1,163	1,165
Specialty Sales MAT \$psm (<400sqm)	11,253	11,534	11,637

### Specialty Sales Category Contribution<sup>4,5</sup>



Refer to page 50 for footnotes.



175

NUMBER OF BUSINESS PARTNERS

44,869m<sup>2</sup>

GROSS LETTABLE AREA

\$371m

TOTAL ANNUAL RETAIL SALES

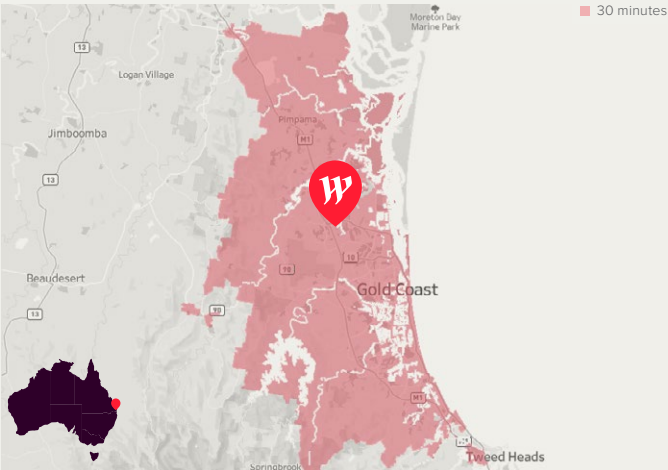
2,096

CAR PARKING SPACES

### Customer & Demographics

Customer Visits 2023 (million)	6.7
Customer Visits 2022 (million)	6.5
Customer Advocacy – Net Promoter Score	51
	TTA
Retail Expenditure (\$b)	6.4
Average Household Income (\$)	111,000

Drive Time	30 Minutes
Population – accessible market	590,000
Total Household Income (\$b)	21.3



### Site Area



Image courtesy of Nearmap



# Hornsby, NSW

236 Pacific Highway, Hornsby NSW 2077

Westfield Hornsby is located in the leafy northern suburbs of Sydney, 26 kilometres from the CBD. The centre serves a trade area population of approximately 248,000 residents with a total accessible market of 855,000 residents.

The total retail spend by the Westfield Hornsby Total Trade Area in 2023 was estimated at \$4.2 billion while the total retail spend by the Main Trade Area was estimated at \$2.8 billion. The total annual retail spend per capita for the Westfield Hornsby Total Trade Area was estimated at \$17,105 which is 11% above the Sydney Metro average (\$15,426). Average household incomes in the Total Trade Area in 2021 (Census) were \$175,800 per annum, 25% higher than the Sydney Metro average (\$140,500). There is also a high proportion of households with incomes over \$156,000 per annum—45% compared to the Sydney Metro average of 32%. The Total Trade Area also features high rates of home ownership, with 78% of residents owning their own homes or paying a mortgage compared to the Sydney average of 73%, and a sizeable professional workforce. 87% of all workers are managers, professionals or other white-collar workers compared to the Sydney average of 77%.

## Ownership & Site

Centre Owner	Scentre Group (100%)
Site Area (ha)	6.6
Acquisition Date	1982
Book Value (\$m) SCG Share	966.3
Book Value (\$m)	966.3
Capitalisation Rate (%) <sup>1</sup>	5.75
Economic Yield (%) <sup>2</sup>	6.20
Centre Opened	1961
Centre Redeveloped	1968, 2001
Sundry Projects	2020

## Business Partners

Number of Business Partners	305
Experience based offering (%) <sup>3</sup>	50

Centre Composition by GLA	GLA	%
David Jones	14,642	15.0
Kmart	8,000	8.2
Target	7,598	7.8
Harvey Norman	6,368	6.5
Event Cinemas	4,562	4.7
Woolworths	4,324	4.4
Coles	4,080	4.2
ALDI	1,521	1.6
Dan Murphys	1,300	1.3
<b>Majors Total</b>	<b>52,394</b>	<b>53.6</b>
Specialties	45,028	46.0
Offices	392	0.4
<b>Total</b>	<b>97,815</b>	<b>100.0</b>

Business Partner In-store Sales Information	2021	2022	2023
Total Sales – MAT (\$m)	599	684	704
Total Specialty Sales MAT (\$m)	278	335	341
Avg Sales per Specialty Store (\$'000)	1,220	1,503	1,491
Specialty Sales MAT \$psm (<400sqm)	6,807	9,150	9,643

## Specialty Sales Category Contribution<sup>4,5</sup>

Retail Services	9%
Leisure	5%
Food Retail	16%
Food Dining	15%
Health & Beauty	9%
Fashion	12%
Footwear	2%
Jewellery	2%
Technology	25%
General Retail	2%
Homewares	2%

Refer to page 50 for footnotes.



305

NUMBER OF  
BUSINESS  
PARTNERS

97,815m<sup>2</sup>

GROSS  
LETTABLE AREA

\$704m

TOTAL ANNUAL  
RETAIL SALES

3,200

CAR PARKING  
SPACES

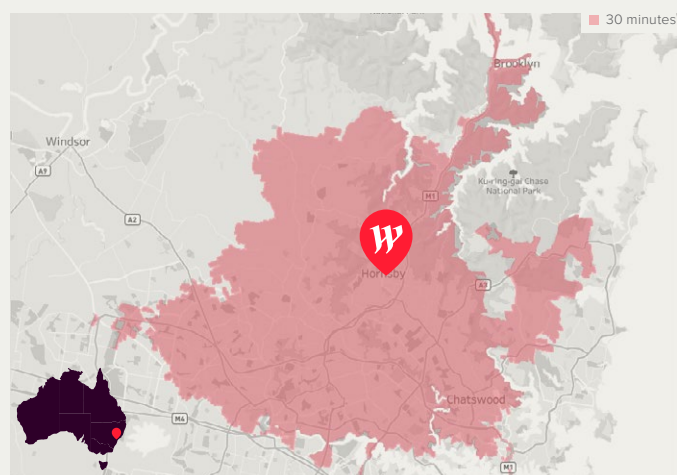
## Customer & Demographics

Customer Visits 2023 (million)	14.9
Customer Visits 2022 (million)	14.5
Customer Advocacy – Net Promoter Score	42
	TTA
Retail Expenditure (\$b)	4.2
Average Household Income (\$)	175,800

## Drive Time

30 Minutes

Population – accessible market	855,000
Total Household Income (\$b)	39.9



## Site Area



Image courtesy of Nearmap



# Hurstville, NSW

Cnr Cross St and Park Rd, Hurstville NSW 2220

Westfield Hurstville is located approximately 20 kilometres from the CBD in south-west Sydney. Easily accessed by major arterial roads or Hurstville railway station, the centre currently caters to a trade area population of 360,000 residents, with a total accessible market of 1.7 million residents. Following a redevelopment completed in 2016, the centre has recently benefited from a re-mix and the introduction of sought-after international mini-majors including JD Sports, Uniqlo and TKMaxx. The centre is also home to BIG W, Kmart, Coles, Woolworths, Dan Murphy's and ALDI, an Event Cinemas complex, a roof-top dining precinct, and a broad range of business partners including approximately 234 specialty stores.

The total retail spend by the Westfield Hurstville Total Trade Area was estimated at \$5.1 billion in 2023 while the total retail spend by the Main Trade Area was estimated at \$3.0 billion. Hurstville is a culturally diverse community with 48% of the Total Trade Area population born outside Australia compared to the Sydney Metro average of 40% in 2021 (Census). 27% of residents were born in Asia. 75% of workers in the Total Trade Area are managers, professionals or other white-collar workers, a figure that is broadly in line with the Sydney Metro average.

## Ownership & Site

Centre Owner	Scentre Group (50%), Dexs (50%)
Site Area (ha)	3.6
Acquisition Date	1988
Book Value (\$m) SCG Share	410.0
Book Value (\$m)	820.0
Capitalisation Rate (%) <sup>1</sup>	5.63
Economic Yield (%) <sup>2</sup>	6.49
Centre Opened	1978
Centre Redeveloped	1989, 1990, 2003, 2015
Sundry Projects	2019

## Business Partners

Number of Business Partners	241
Experience based offering (%) <sup>3</sup>	50

Centre Composition by GLA	GLA	%
BIG W	7,399	12.1
Kmart	6,210	10.2
Woolworths	5,132	8.4
Coles	3,395	5.6
Event Cinemas	3,232	5.3
Dan Murphys	1,720	2.8
ALDI	1,479	2.4
<b>Majors Total</b>	<b>28,566</b>	<b>46.9</b>
Specialties	32,401	53.1
Offices	—	0.0
<b>Total</b>	<b>60,967</b>	<b>100.0</b>

Business Partner In-store Sales Information	2021	2022	2023
Total Sales – MAT (\$m)	454	564	601
Total Specialty Sales MAT (\$m)	241	314	337
Avg Sales per Specialty Store (\$'000)	1,269	1,634	1,731
Specialty Sales MAT \$psm (<400sqm)	7,941	10,842	11,285

## Specialty Sales Category Contribution<sup>4,5</sup>

Retail Services	8%
Leisure	7%
Food Retail	14%
Food Dining	13%
Health & Beauty	13%
Fashion	20%
Footwear	3%
Jewellery	3%
Technology	16%
General Retail	2%
Homewares	1%

Refer to page 50 for footnotes.

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241

NUMBER OF  
BUSINESS  
PARTNERS

60,967m<sup>2</sup>

GROSS  
LETTABLE AREA

\$601m

TOTAL ANNUAL  
RETAIL SALES

2,745

CAR PARKING  
SPACES

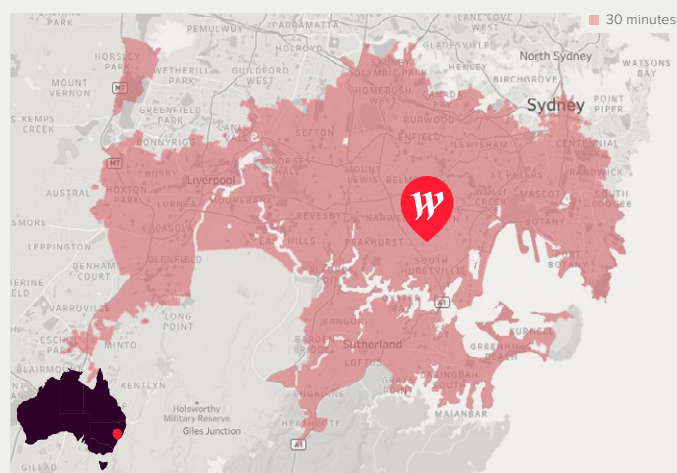
## Customer & Demographics

Customer Visits 2023 (million)	18.4
Customer Visits 2022 (million)	16.5
Customer Advocacy – Net Promoter Score	35
	TTA
Retail Expenditure (\$b)	5.1
Average Household Income (\$)	126,500

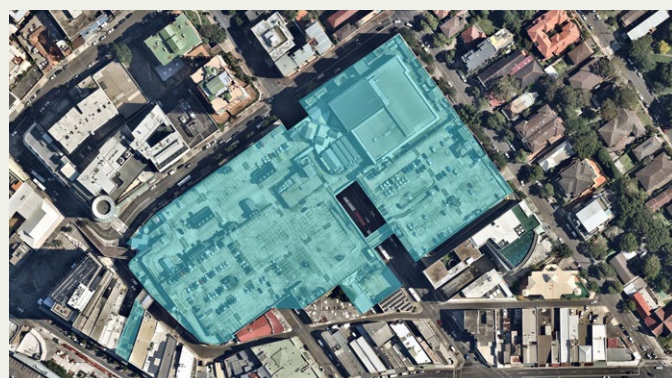
## Drive Time

30 Minutes

Population – accessible market	1,715,000
Total Household Income (\$b)	68.2



## Site Area



Land Centre

Image courtesy of Nearmap



# Innaloo, WA

Ellen Stirling Boulevard, Innaloo WA 6018

Westfield Innaloo is located in an established suburban area 9 kilometres north-west of the Perth CBD and 4 kilometres from popular Scarborough Beach. The centre currently caters to a diverse and sizeable trade area population of approximately 340,000 residents, with a total accessible market of 1.2 million residents. Westfield Innaloo is home to Coles, Woolworths, Spudshed, Target and Kmart.

The total retail spend in the Westfield Innaloo Total Trade Area was estimated at \$6.7 billion in 2023, while the total retail spend in the Main Trade Area was estimated at \$3.1 billion. The total annual retail spend per capita in the Total Trade Area was estimated at \$19,549, which is 17% above the Perth Metro average (\$16,737).

## Ownership & Site

Centre Owner	Scentre Group (100%)
Site Area (ha)	14.8
Acquisition Date	1996
Book Value (\$m) SCG Share	276.7
Book Value (\$m)	276.7
Capitalisation Rate (%) <sup>1</sup>	6.75
Economic Yield (%) <sup>2</sup>	7.38
Centre Opened	1967
Centre Redeveloped	2004

## Business Partners

Number of Business Partners	153
Experience based offering (%) <sup>3</sup>	56

Centre Composition by GLA	GLA	%
Target	7,701	16.3
Kmart	6,036	12.8
Spudshed	4,673	9.9
Coles	4,021	8.5
Woolworths	3,896	8.3
ALDI	1,664	3.5
<b>Majors Total</b>	<b>27,991</b>	<b>59.3</b>
Specialties	19,228	40.7
Offices	—	0.0
<b>Total</b>	<b>47,219</b>	<b>100.0</b>

Business Partner In-store Sales Information	2021	2022	2023
Total Sales – MAT (\$m)	318	319	352
Total Specialty Sales MAT (\$m)	93	90	92
Avg Sales per Specialty Store (\$'000)	952	876	889
Specialty Sales MAT \$psm (<400sqm)	9,666	9,088	8,831

## Specialty Sales Category Contribution<sup>4,5</sup>

Retail Services	9%
Leisure	7%
Food Retail	11%
Food Dining	27%
Health & Beauty	16%
Fashion	12%
Footwear	1%
Jewellery	4%
Technology	5%
General Retail	5%
Homewares	2%

Refer to page 50 for footnotes.

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153

NUMBER OF  
BUSINESS  
PARTNERS

47,219m<sup>2</sup>

GROSS  
LETTABLE AREA

\$352m

TOTAL ANNUAL  
RETAIL SALES

2,395

CAR PARKING  
SPACES

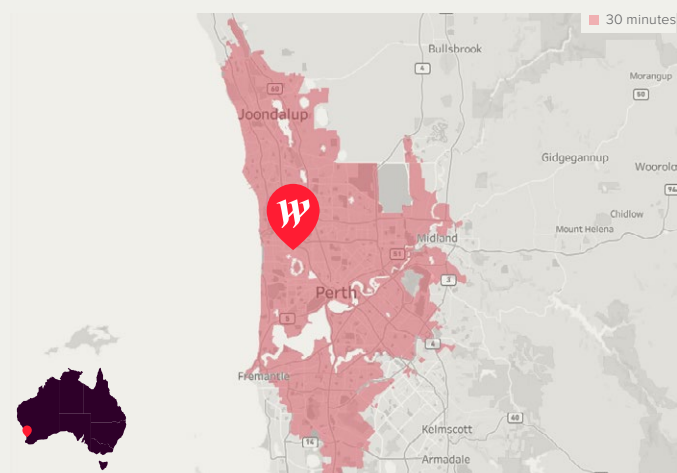
## Customer & Demographics

Customer Visits 2023 (million)	8.2
Customer Visits 2022 (million)	7.7
Customer Advocacy – Net Promoter Score	34
	TTA
Retail Expenditure (\$b)	6.7
Average Household Income (\$)	146,900

## Drive Time

30 Minutes

Population – accessible market	1,210,000
Total Household Income (\$b)	51.6



## Site Area



Land Centre

Image courtesy of Nearmap

# Knox, VIC

425 Burwood Highway, Wantirna South VIC 3152

Westfield Knox is located approximately 25 kilometres east of the Melbourne CBD. In 2023, the centre successfully completed a \$355 million redevelopment, introducing a gourmet marketplace including ALDI and Woolworths, a new international mini-major precinct including Uniqlo and JD Sports, and a diverse range of fashion stores. New features also include a full-size basketball court, a swim school and other community uses including the library opening in early 2024. Westfield Knox spans 144,810 square metres and feature seven major retail partners and a total of 383 business partners.

The centre currently caters to a trade area population of just over 466,000 people, with a total accessible market of 2.0 million residents. The centre is home to Kmart, Target and Coles, Woolworths, ALDI, Harris Scarfe, a Village Roadshow cinema complex and a broad mix of 383 business partners.

The total retail spend by the Westfield Knox Total Trade Area was estimated at \$7.1 billion in 2023 and the total retail spend by the Main Trade Area was estimated at \$3.3 billion. The total annual retail spend per capita for the Westfield Knox Total Trade Area was estimated at \$15,286 which is broadly in line with the Melbourne metro average (\$15,523). Westfield Knox Main Trade Area residents have high rates of home ownership in the area. 80% of residents own their own homes or are paying a mortgage, compared to the Melbourne Metro average of 69%. The workforce in the Main Trade Area is largely a professional one: 73% of workers are employed in white-collar occupations with the remaining 27% work in blue collar roles.

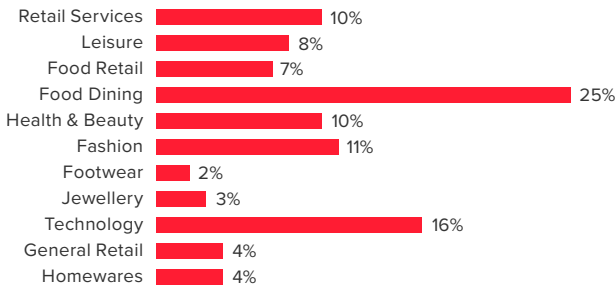
### Ownership & Site

Centre Owner	Scentre Group (50%), T Corp (50%)
Site Area (ha)	32.1
Acquisition Date	2003
Book Value (\$m) SCG Share	592.5
Book Value (\$m)	1,185.0
Capitalisation Rate (%) <sup>1</sup>	5.25
Economic Yield (%) <sup>2</sup>	6.05
Centre Opened	1977
Centre Redeveloped	1990, 2002, 2022/2023
Sundry Projects	2015

Centre Composition by GLA	GLA	%
Village Roadshow	8,200	5.7
Target	7,945	5.5
Kmart	6,400	4.4
Coles	4,841	3.4
Woolworths	3,993	2.8
Harris Scarfe	2,763	1.9
ALDI	1,547	1.1
Majors Total	35,690	24.8
Specialties	100,746	69.9
Offices	7,694	5.3
Total	144,130	100.0

Business Partner In-store Sales Information	2021	2022	2023
Total Sales – MAT (\$m)	477	505	583
Total Specialty Sales MAT (\$m)	276	290	322
Avg Sales per Specialty Store (\$'000)	1,253	1,395	1,346
Specialty Sales MAT \$psm (<400sqm)	6,539	8,878	8,492

### Specialty Sales Category Contribution<sup>4,5</sup>



Refer to page 50 for footnotes.



383

NUMBER OF BUSINESS PARTNERS

144,130m<sup>2</sup>

GROSS LETTABLE AREA

\$583m

TOTAL ANNUAL RETAIL SALES

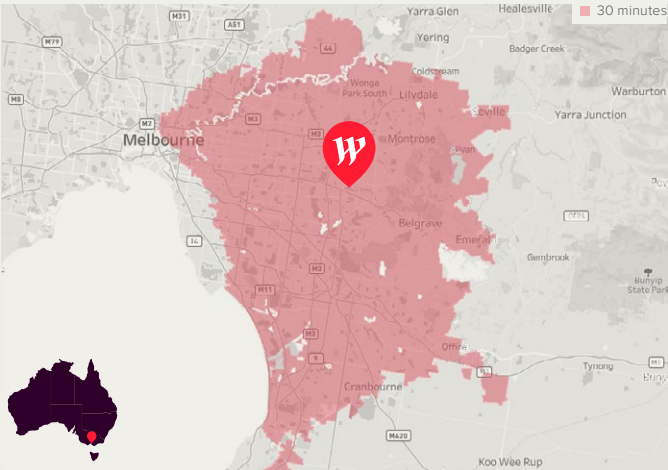
5,770

CAR PARKING SPACES

### Customer & Demographics

Customer Visits 2023 (million)	12.9
Customer Visits 2022 (million)	10.9
Customer Advocacy – Net Promoter Score	11
	TTA
Retail Expenditure (\$b)	7.1
Average Household Income (\$)	124,500

Drive Time	30 Minutes
Population – accessible market	2,055,000
Total Household Income (\$b)	81.3



### Site Area



Land Centre Image courtesy of Nearmap



# Kotara, NSW

Northcott Drive & Park Avenue, Kotara NSW 2289

Westfield Kotara is located six kilometres from the Newcastle CBD. The centre is well served by road, bus and rail links and caters to a trade area population of 465,000. Home to the only full-line David Jones department store in Newcastle, the centre is defined by a strong fashion focus and has a Kmart, Target, Coles and Woolworths as well as a broad mix of business partners which includes approximately 267 specialty stores. An 8-screen Event Cinema complex flows out to a rooftop dining and entertainment precinct. In 2018, a \$160 million redevelopment of the centre saw the opening of a new youth and urban precinct, making it the fashion, dining and lifestyle capital of the Hunter. The redevelopment included the reintroduction of a new Kmart, JB Hi Fi, and approximately 30 new specialty retail stores.

The total retail spend by the Westfield Kotara Total Trade Area was estimated at \$7.8 billion in 2023 while the total retail spend by the Main Trade Area was estimated at \$3.9 billion. The total annual retail spend per capita for the Westfield Kotara Main Trade Area was estimated at \$17,121 in 2023, which is 11% above the Sydney Metro average (\$15,426). Home ownership in the Main Trade Area is broadly in line with the Sydney Metro average, with 66% of households owning their own home or paying a mortgage in 2021 (Census). Approximately 75% of workers in the Main Trade Area are managers or other white-collar professionals, a figure that is in line with the Sydney metro average.

## Ownership & Site

Centre Owner	Scentre Group (100%)
Site Area (ha)	8.4
Acquisition Date	2003
Book Value (\$m) SCG Share	855.0
Book Value (\$m)	855.0
Capitalisation Rate (%) <sup>1</sup>	6.00%
Economic Yield (%) <sup>2</sup>	6.44%
Centre Opened	1965
Centre Redeveloped	1974, 1977, 1988, 1998, 2007, 2015, 2018/2019

## Business Partners

Number of Business Partners	273
Experience based offering (%) <sup>3</sup>	37

Centre Composition by GLA	GLA	%
David Jones	15,445	18.8
Kmart	7,293	8.9
Target	6,350	7.7
Event Cinemas	4,442	5.4
Woolworths	4,116	5.0
Coles	3,107	3.8
<b>Majors Total</b>	<b>40,753</b>	<b>49.7</b>
Specialties	41,266	50.3
Offices	—	0.0
<b>Total</b>	<b>82,019</b>	<b>100.0</b>

Business Partner In-store Sales Information	2021	2022	2023
Total Sales – MAT (\$m)	445	553	581
Total Specialty Sales MAT (\$m)	240	303	306
Avg Sales per Specialty Store (\$'000)	1,092	1,401	1,395
Specialty Sales MAT \$psm (<400sqm)	8,573	11,015	11,279

## Specialty Sales Category Contribution<sup>4,5</sup>

Retail Services	13%
Leisure	7%
Food Retail	4%
Food Dining	14%
Health & Beauty	13%
Fashion	25%
Footwear	4%
Jewellery	6%
Technology	12%
General Retail	1%
Homewares	1%

Refer to page 50 for footnotes.

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273

NUMBER OF  
BUSINESS  
PARTNERS

82,019m<sup>2</sup>

GROSS  
LETTABLE AREA

\$581m

TOTAL ANNUAL  
RETAIL SALES

3,540

CAR PARKING  
SPACES

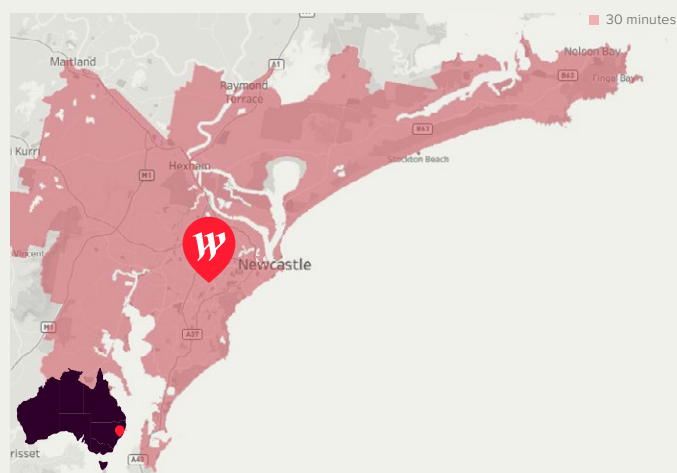
## Customer & Demographics

Customer Visits 2023 (million)	7.9
Customer Visits 2022 (million)	7.8
Customer Advocacy – Net Promoter Score	45
	TTA
Retail Expenditure (\$b)	7.8
Average Household Income (\$)	112,500

## Drive Time

30 Minutes

Population – accessible market	465,000
Total Household Income (\$b)	17.0



## Site Area



Image courtesy of Nearmap

# Liverpool, NSW

Macquarie Street, Liverpool NSW 2170

Westfield Liverpool is located in the heart of a major commercial centre 35 kilometres south-west of the Sydney CBD. The centre currently caters to a trade area population of 727,000 residents, with a total accessible market of 1.7 million, in the heart of Sydney's south west which is set for rapid growth over next 20 years. Westfield Liverpool is home to Myer, BIG W, Kmart, Coles and Woolworths. There is also an Event Cinemas complex on site as well as a broad mix of over 312 specialty stores.

The total retail spend by the Westfield Liverpool Total Trade Area was estimated at \$8.7 billion in 2023 while the total retail spend by the Main Trade Area was estimated at \$4 billion. In the Main Trade Area in 2021 (Census), 35% of households are families with children under 15 years compared to the Sydney Metro average of 28%. Home ownership is in line with the Sydney Metro average with 63% of households owning their own homes or paying a mortgage. The centre's Main Trade Area is culturally diverse with 50% of residents born outside Australia compared with the Sydney metro average of 40%. Approximately 23% of residents were born in Asia.

## Ownership & Site

Centre Owner	Scentre Group (50%), DEXUS (50%)
Site Area (ha)	7.3
Acquisition Date	1983
Book Value (\$m) SCG Share	500.2
Book Value (\$m)	1000.4
Capitalisation Rate (%) <sup>1</sup>	5.75
Economic Yield (%) <sup>2</sup>	6.58
Centre Opened	1972
Centre Redeveloped	1991, 1996, 2006, 2012

## Business Partners

Number of Business Partners	318
Experience based offering (%) <sup>3</sup>	45

Centre Composition by GLA	GLA	%
Myer	11,902	14.3
BIG W	8,291	9.9
Kmart	8,250	9.9
Event Cinemas	7,800	9.3
Coles	3,876	4.6
Woolworths	3,659	4.4
<b>Majors Total</b>	<b>43,778</b>	<b>52.5</b>
Specialties	39,677	47.5
Offices	—	0.0
<b>Total</b>	<b>83,455</b>	<b>100.0</b>

Business Partner In-store Sales Information	2021	2022	2023
Total Sales – MAT (\$m)	422	552	566
Total Specialty Sales MAT (\$m)	243	328	334
Avg Sales per Specialty Store (\$'000)	1,043	1,385	1,376
Specialty Sales MAT \$psm (<400sqm)	7,378	10,387	10,364

## Specialty Sales Category Contribution<sup>4,5</sup>

Retail Services	5%
Leisure	10%
Food Retail	6%
Food Dining	13%
Health & Beauty	12%
Fashion	23%
Footwear	5%
Jewellery	7%
Technology	19%
General Retail	1%
Homewares	1%

Refer to page 50 for footnotes.

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318

NUMBER OF  
BUSINESS  
PARTNERS

83,455m<sup>2</sup>

GROSS  
LETTABLE AREA

\$566m

TOTAL ANNUAL  
RETAIL SALES

3,558

CAR PARKING  
SPACES

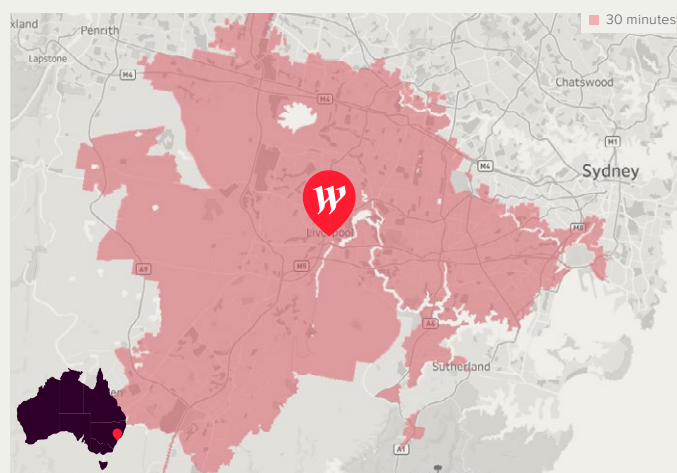
## Customer & Demographics

Customer Visits 2023 (million)	13.6
Customer Visits 2022 (million)	12.8
Customer Advocacy – Net Promoter Score	39
	TTA
Retail Expenditure (\$b)	8.7
Average Household Income (\$)	117,700

## Drive Time

30 Minutes

Population – accessible market	1,740,000
Total Household Income (\$b)	55.1



## Site Area



Image courtesy of Nearmap



# Manukau City, NZ

Great South Road and Manukau Station Road, Manukau City, Auckland 2104, New Zealand

Westfield Manukau City in New Zealand is one of the main regional shopping centres in Auckland's south. Strategically located 20 kilometres from the Auckland CBD on one of the city's primary arterial routes, the centre currently caters to a diverse trade area population of 510,000 residents, with a total accessible market of 1.2 million residents. Westfield Manukau City is home to Farmers, Countdown and JB Hi-Fi. There is also an Event Cinemas complex on site, along with around 171 specialty business partners.

The total retail spend by the Westfield Manukau City Total Trade Area was estimated at \$7.5 billion in 2023 while the total retail spend by the Main Trade Area was estimated at \$5 billion.

All currency in NZD

## Ownership & Site

Centre Owner	Scentre Group (51%), GIC (49%)
Site Area (ha)	11.9
Acquisition Date	1998
Book Value (\$m) SCG Share	173.4
Book Value (\$m)	340.0
Capitalisation Rate (%) <sup>1</sup>	7.75
Economic Yield (%) <sup>2</sup>	9.02
Centre Opened	1976
Centre Redeveloped	1986, 1992, 2007

## Business Partners

Number of Business Partners	174
Experience based offering (%) <sup>3</sup>	45

## Centre Composition by GLA

	GLA	%
Farmers	7,958	17.7
Event Cinemas	6,778	15.0
Countdown	3,704	8.2
<b>Majors Total</b>	<b>18,440</b>	<b>40.9</b>
Specialties	23,239	51.5
Offices	3,407	7.6
<b>Total</b>	<b>45,087</b>	<b>100.0</b>

Business Partner In-store Sales Information	2021	2022	2023
Total Sales – MAT (\$m)	242	291	314
Total Specialty Sales MAT (\$m)	189	231	251
Avg Sales per Specialty Store (\$'000)	1,429	1,775	2,022
Specialty Sales MAT \$psm (<400sqm)	10,835	13,101	14,162

## Specialty Sales Category Contribution<sup>4,5</sup>

Retail Services	4%
Leisure	9%
Food Retail	2%
Food Dining	17%
Health & Beauty	11%
Fashion	20%
Footwear	7%
Jewellery	9%
Technology	19%
General Retail	3%
Homewares	0%

Refer to page 50 for footnotes.

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174

NUMBER OF  
BUSINESS  
PARTNERS

45,087m<sup>2</sup>

GROSS  
LETTABLE AREA

\$314m

TOTAL ANNUAL  
RETAIL SALES

2,113

CAR PARKING  
SPACES

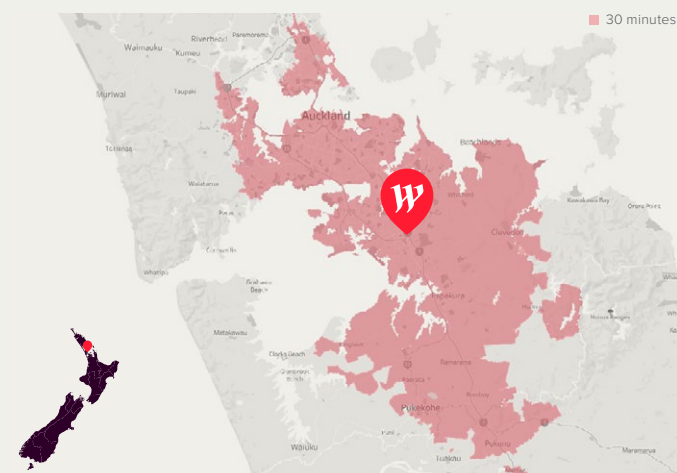
## Customer & Demographics

Customer Visits 2023 (million)	7.0
Customer Visits 2022 (million)	6.7
Customer Advocacy – Net Promoter Score	36
	TTA
Retail Expenditure (\$b)	7.5
Average Household Income (\$)	n/a

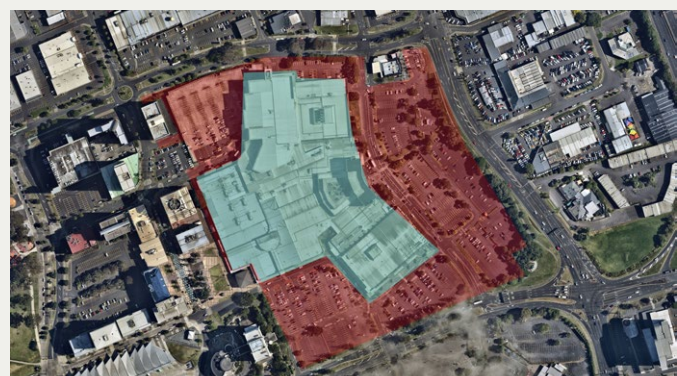
## Drive Time

30 Minutes

Population – accessible market	1,225,000
Total Household Income (\$b)	32.1



## Site Area



Land Centre

Image courtesy of Nearmap

# Marion, SA

297 Diagonal Rd, Oaklands Park SA 5046

Westfield Marion is the largest shopping centre in South Australia, located 15 kilometres south of the Adelaide CBD, and is home to all the leading Major retailers, along with approximately 294 specialty retailers.

The total retail spend by the Westfield Marion Total Trade Area was estimated at \$8.6 billion in 2023 while the total retail spend by the Main Trade Area was estimated at \$5.2 billion. The total retail spend per capita for the Westfield Marion Total Trade Area was estimated at \$16,732 per annum in 2023 which is 6% above the Adelaide Metro average (\$15,757).

Westfield Marion's Main Trade Area average household income in 2021 (Census) was estimated at \$111,400 per annum which is 4% above the Adelaide Metro average (\$107,200). Home ownership is in line with the Adelaide Metro average with 74% of households owning their own home or paying a mortgage, while 76% of workers are managers/professionals or other white-collar workers.

## Ownership & Site

Centre Owner	Scentre Group (50%), Paragon REIT (50%)
Site Area (ha)	22.9
Acquisition Date	1987
Book Value (\$m) SCG Share	618.5
Book Value (\$m)	1,237.0
Capitalisation Rate (%) <sup>1</sup>	5.75
Economic Yield (%) <sup>2</sup>	6.70
Centre Opened	1968
Centre Redeveloped	1982, 1989, 1997
Sundry Projects	2016, 2024

## Business Partners

Number of Business Partners	306
Experience based offering (%) <sup>3</sup>	41

Centre Composition by GLA	GLA	%
David Jones	13,816	10.1
Myer	13,796	10.1
Event Cinemas	11,030	8.0
Bunnings Warehouse	10,048	7.3
BIG W	7,948	5.8
Target	7,413	5.4
Kmart	6,623	4.8
Woolworths	4,577	3.3
Coles	4,401	3.2
Harris Scarfe	3,387	2.5
ALDI	1,741	1.3
Dan Murphys	1,655	1.2
<b>Majors Total</b>	<b>86,435</b>	<b>63.0</b>
Specialties	45,375	33.1
Offices	5,295	3.9
<b>Total</b>	<b>137,105</b>	<b>100.0</b>

Business Partner In-store Sales Information	2021	2022	2023
Total Sales – MAT (\$m)	825	885	945
Total Specialty Sales MAT (\$m)	411	434	450
Avg Sales per Specialty Store (\$'000)	1,743	1,877	1,975
Specialty Sales MAT \$psm (<400sqm)	12,312	13,239	13,999

## Specialty Sales Category Contribution<sup>4,5</sup>

Retail Services	12%
Leisure	9%
Food Retail	12%
Food Dining	11%
Health & Beauty	10%
Fashion	16%
Footwear	4%
Jewellery	3%
Technology	10%
General Retail	2%
Homewares	11%

Refer to page 50 for footnotes.



306

NUMBER OF  
BUSINESS  
PARTNERS

137,105m<sup>2</sup>

GROSS  
LETTABLE AREA

\$945m

TOTAL ANNUAL  
RETAIL SALES

5,549

CAR PARKING  
SPACES

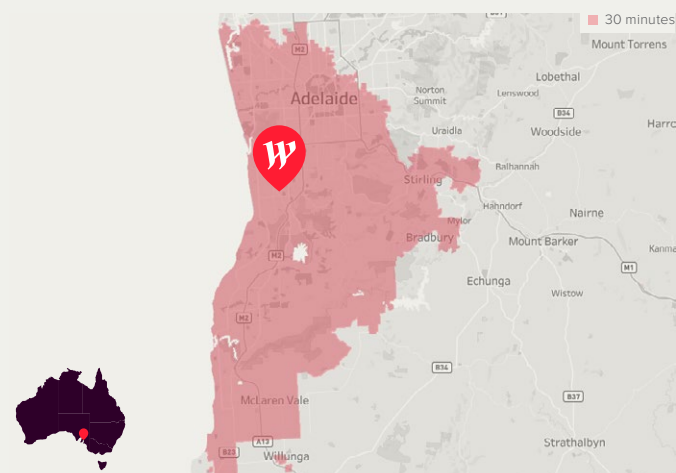
## Customer & Demographics

Customer Visits 2023 (million)	11.9
Customer Visits 2022 (million)	11.7
Customer Advocacy – Net Promoter Score	43
	TTA
Retail Expenditure (\$b)	8.6
Average Household Income (\$)	110,600

## Drive Time

30 Minutes

Population – accessible market	660,000
Total Household Income (\$b)	24.6



## Site Area



Land Centre

Image courtesy of Nearmap



# Miranda, NSW

600 Kingsway, Miranda NSW 2228

Westfield Miranda is located 30 kilometres from the Sydney CBD in the city's leafy south eastern suburbs. A large destination currently serving a sizeable trade area population of approximately 595,000 residents, and with a total accessible market of 745,000 residents. Westfield Miranda is home to David Jones, Myer, BIG W, Coles, Woolworths, ALDI, Kmart and Apple along with approximately 417 specialty stores. The centre features a gourmet food market, rooftop dining and entertainment precinct incorporating a 10-screen Event Cinemas complex. In 2022, the centre introduced large-format lifestyle and entertainment business partners Decathlon, Archie Brothers Cirque Electriq and a flagship EMF Performance & Recovery Centre.

The total retail spend per capita in the Westfield Miranda Main Trade Area was estimated at \$18,356 in 2023, 19% above the Sydney Metro average (\$15,426). Westfield Miranda's Main Trade Area average household income in 2021 (Census) was estimated at \$151,700 per annum which 8% above the Sydney Metro average (\$140,500). The proportion of households with incomes over \$156,000 per annum in the Westfield Miranda Main Trade Area was 37% which is above the Sydney Metro average (32%). There are high rates of home ownership in the Main Trade Area, with 77% of residents owning their own homes or paying a mortgage.

## Ownership & Site

Centre Owner	Scentre Group (50%), Dexs (50%)
Site Area (ha)	7.3
Acquisition Date	1982
Book Value (\$m) SCG Share	1,190.5
Book Value (\$m)	2,381.0
Capitalisation Rate (%) <sup>1</sup>	4.88
Economic Yield (%) <sup>2</sup>	5.54
Centre Opened	1964
Centre Redeveloped	1984, 1992, 2014/2015

## Business Partners

Number of Business Partners	425
Experience based offering (%) <sup>3</sup>	39

Centre Composition by GLA	GLA	%
Myer	16,885	13.1
David Jones	12,590	9.8
Kmart	8,217	6.4
BIG W	7,685	6.0
Event Cinemas	6,550	5.1
Woolworths	4,819	3.7
Coles	4,118	3.2
ALDI	1,227	1.0
<b>Majors Total</b>	<b>62,091</b>	<b>48.3</b>
Specialties	66,516	51.7
Offices	—	0.0
<b>Total</b>	<b>128,607</b>	<b>100.0</b>

Business Partner In-store Sales Information	2021	2022	2023
Total Sales – MAT (\$m)	770	1,023	1,095
Total Specialty Sales MAT (\$m)	491	670	696
Avg Sales per Specialty Store (\$'000)	1,467	1,897	1,940
Specialty Sales MAT \$psm (<400sqm)	10,266	13,969	14,044

## Specialty Sales Category Contribution<sup>4,5</sup>

Retail Services	10%
Leisure	11%
Food Retail	5%
Food Dining	12%
Health & Beauty	10%
Fashion	26%
Footwear	4%
Jewellery	4%
Technology	15%
General Retail	1%
Homewares	2%

Refer to page 50 for footnotes.

Trade Area Map | Westfield Local Heroes | Responsible Business Report | Link to Disclaimer



425

NUMBER OF  
BUSINESS  
PARTNERS

128,607m<sup>2</sup>

GROSS  
LETTABLE AREA

\$1,095m

TOTAL ANNUAL  
RETAIL SALES

4,891

CAR PARKING  
SPACES

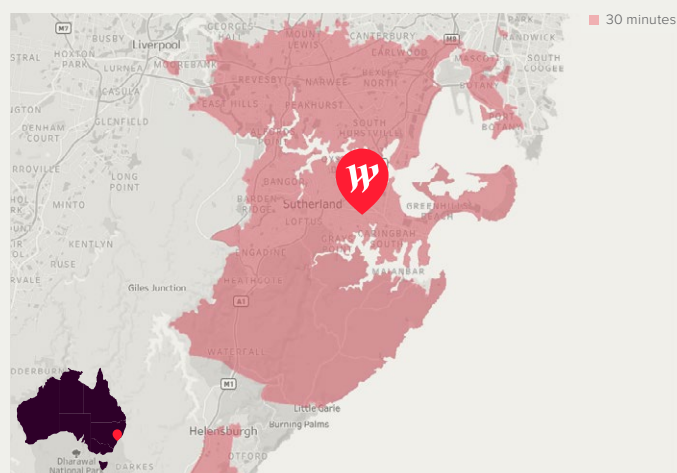
## Customer & Demographics

Customer Visits 2023 (million)	14.8
Customer Visits 2022 (million)	13.8
Customer Advocacy – Net Promoter Score	54
	TTA
Retail Expenditure (\$b)	9.5
Average Household Income (\$)	139,200

## Drive Time

30 Minutes

Population – accessible market	745,000
Total Household Income (\$b)	28.8



## Site Area



Land Centre

Image courtesy of Nearmap



# Mt Druiett, NSW

Cnr Carlisle Ave & Luxford Road, Mount Druiett NSW 2770

Westfield Mt Druiett is located 43 kilometres from the Sydney CBD in the heart of Sydney's booming western suburbs. Functioning as the area's town square, the centre is well served by public transport and currently caters to a trade area population of approximately 386,000 residents, with a total accessible market of 1.8 million residents. A \$55 million redevelopment of Westfield Mt Druiett was completed in March 2022. The investment included the opening of an unparalleled rooftop dining and leisure precinct for the community featuring The Sporting Globe, TGI Friday's and a large-scale Timezone. Westfield Mt Druiett is also home to some of Australia's best known business partners including Kmart, Target, Coles and Woolworths. There is a Hoyts cinema complex on site as well as a broad mix of business partners including approximately 237 specialty stores.

The total retail spend by the Westfield Mt Druiett Total Trade Area was estimated at \$5.3 billion in 2023 while the total retail spend by the Main Trade Area was estimated at \$2.1 billion.

Home ownership is broadly in line with the Sydney Metro average with 63% of residents in the Total Trade Area owning their own homes or paying a mortgage in 2021 (Census). There is a high proportion of families with school age children in the Total Trade Area; 22% of the population is under 15 years of age compared to the Sydney Metro average of 18%. The Total Trade Area also comprises a mix of professions: 64% of workers are managers, professionals or other white-collar workers with 36% working in blue collar occupations.

## Ownership & Site

Centre Owner	Scentre Group (50%), Dexs (50%)
Site Area (ha)	15.7
Acquisition Date	2000
Book Value (\$m) SCG Share	330.0
Book Value (\$m)	660.0
Capitalisation Rate (%) <sup>1</sup>	6.00
Economic Yield (%) <sup>2</sup>	6.84
Centre Opened	1973
Centre Redeveloped	1987, 1995, 1996, 2006, 2022

## Business Partners

Number of Business Partners	242
Experience based offering (%) <sup>3</sup>	59

Centre Composition by GLA	GLA	%
Kmart	8,571	13.1
Target	7,281	11.1
Hoyts	4,323	6.6
Woolworths	3,998	6.1
Coles	3,702	5.7
<b>Majors Total</b>	<b>27,875</b>	<b>42.7</b>
Specialties	36,656	56.1
Offices	782	1.2
<b>Total</b>	<b>65,313</b>	<b>100.0</b>

Business Partner In-store Sales Information	2021	2022	2023
Total Sales – MAT (\$m)	340	455	469
Total Specialty Sales MAT (\$m)	161	225	224
Avg Sales per Specialty Store (\$'000)	992	1,334	1,272
Specialty Sales MAT \$psm (<400sqm)	6,895	9,597	9,301

## Specialty Sales Category Contribution<sup>4,5</sup>

Retail Services	12%
Leisure	8%
Food Retail	6%
Food Dining	22%
Health & Beauty	9%
Fashion	12%
Footwear	4%
Jewellery	4%
Technology	19%
General Retail	4%
Homewares	1%

Refer to page 50 for footnotes.

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242

NUMBER OF  
BUSINESS  
PARTNERS

65,313m<sup>2</sup>

GROSS  
LETTABLE AREA

\$469m

TOTAL ANNUAL  
RETAIL SALES

2,452

CAR PARKING  
SPACES

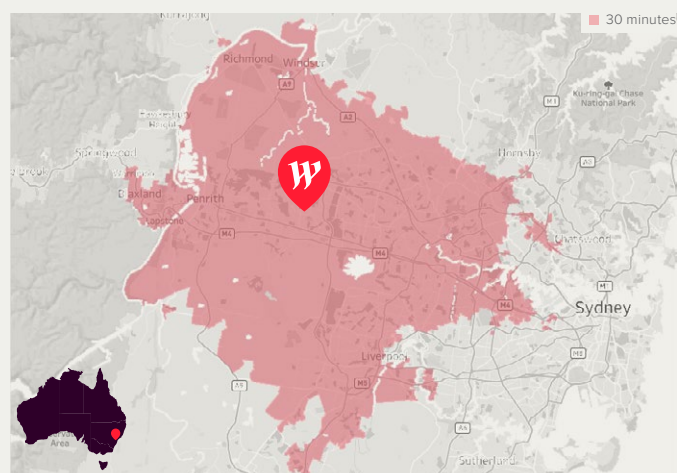
## Customer & Demographics

Customer Visits 2023 (million)	12.4
Customer Visits 2022 (million)	11.4
Customer Advocacy – Net Promoter Score	32
	TTA
Retail Expenditure (\$b)	5.3
Average Household Income (\$)	117,400

## Drive Time

30 Minutes

Population – accessible market	1,805,000
Total Household Income (\$b)	63.9



## Site Area



Image courtesy of Nearmap



# Mt Gravatt, QLD

Cnr Logan & Kessels Rd, Upper Mt Gravatt QLD 4122

Westfield Mt Gravatt is located in a thriving regional hub 12 kilometres south of the Brisbane CBD. Well-served by major arterial roads, the centre sits adjacent to a Queensland State Government-owned bus terminal servicing Brisbane and the Gold Coast. It currently caters to a sizable trade area population of over 655,000 residents, with a total accessible market of 1.6 million residents. Westfield Mt Gravatt is home to Myer, BIG W, Kmart, Target, Coles, Woolworths and ALDI. There is also an Event Cinemas complex on site as well as a broad mix of business partners including approximately 375 specialty stores.

The total retail spend by the Westfield Mt Gravatt's Total Trade Area in 2023 was estimated at \$10.4 billion while the total retail spend by the Main Trade Area was estimated at \$4.3 billion. The centre's community is culturally diverse with 40% of the Main Trade Area population born in a country outside Australia and 24% born in Asia.

## Ownership & Site

Centre Owner	Scentre Group (100%)
Site Area (ha)	24.4
Acquisition Date	2003
Book Value (\$m) SCG Share	1,525.0
Book Value (\$m)	1,525.0
Capitalisation Rate (%) <sup>1</sup>	5.50
Economic Yield (%) <sup>2</sup>	5.90
Centre Opened	1971
Centre Redeveloped	1980, 2000, 2004, 2014
Sundry Projects	2018, 2024

## Business Partners

Number of Business Partners	384
Experience based offering (%) <sup>3</sup>	46

Centre Composition by GLA	GLA	%
Myer	12,898	9.0
BIG W	10,050	7.0
Birch Carroll & Coyle	8,839	6.2
Kmart	7,119	5.0
Target	6,936	4.8
Harvey Norman	6,220	4.3
Woolworths	4,285	3.0
Coles	3,615	2.5
ALDI	1,516	1.1
<b>Majors Total</b>	<b>61,478</b>	<b>43.0</b>
Specialties	81,566	57.0
Offices	88	0.1
<b>Total</b>	<b>143,132</b>	<b>100.0</b>

Business Partner In-store Sales Information	2021	2022	2023
Total Sales – MAT (\$m)	779	906	925
Total Specialty Sales MAT (\$m)	447	531	551
Avg Sales per Specialty Store (\$'000)	1,543	1,775	1,818
Specialty Sales MAT \$psm (<400sqm)	10,941	12,094	12,339

## Specialty Sales Category Contribution<sup>4,5</sup>

Retail Services	6%
Leisure	11%
Food Retail	5%
Food Dining	17%
Health & Beauty	12%
Fashion	17%
Footwear	4%
Jewellery	4%
Technology	20%
General Retail	2%
Homewares	2%

Refer to page 50 for footnotes.

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### 384

NUMBER OF  
BUSINESS  
PARTNERS

### 143,132m<sup>2</sup>

GROSS  
LETTABLE AREA

### \$925m

TOTAL ANNUAL  
RETAIL SALES

### 6,254

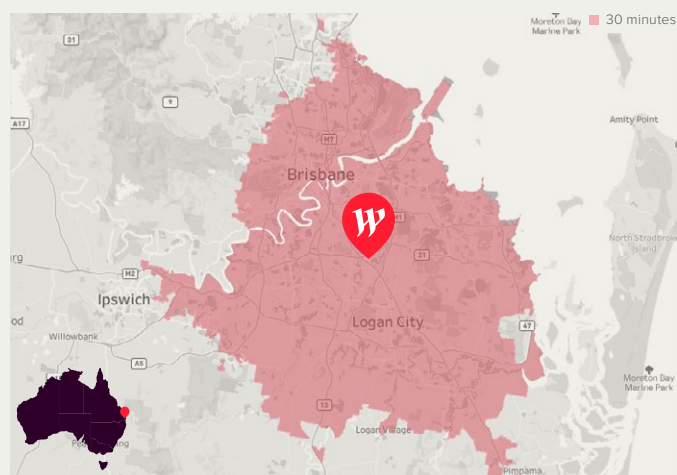
CAR PARKING  
SPACES

## Customer & Demographics

Customer Visits 2023 (million)	16.2
Customer Visits 2022 (million)	15.8
Customer Advocacy – Net Promoter Score	55
	TTA
Retail Expenditure (\$b)	10.4
Average Household Income (\$)	125,300

## Drive Time 30 Minutes

Population – accessible market	1,620,000
Total Household Income (\$b)	66.6



## Site Area



Land Centre

Image courtesy of Nearmap

# Newmarket, NZ

277 Broadway, Newmarket, Auckland 1023, New Zealand

Westfield Newmarket is located approximately four kilometres from the Auckland CBD and is the largest retail complex in Newmarket, currently catering to a trade area population over 509,000 residents, with a total accessible market of 1.5 million residents. A NZ\$790 million redevelopment, completed in 2019, has seen this destination set a new benchmark as a world-class retail and lifestyle destination for New Zealanders. Incorporating multiple sites over four and half hectares, Westfield Newmarket is home to David Jones, Farmers, Countdown and approximately 219 new specialty stores. In 2021, Westfield Newmarket introduced 7 new international luxury brands to the centre, including Louis Vuitton and first to market business partners Moncler, Saint Laurent, Balenciaga, Saint Laurent, Golden Goose and Mulberry. A rooftop lifestyle, dining and entertainment precinct with a Event Cinemas complex offering V-Max and Gold Class, encompasses some of the country's finest food and beverage experiences in a vibrant outdoor environment.

In 2023 the total retail spend by the Westfield Newmarket Total Trade Area was estimated at \$8.9 billion while the total retail spend in the Main Trade Area was estimated at \$5.2 billion. The total retail spend per capita in the Main Trade Area in 2023 was estimated at \$19,054, which is 12% above the Auckland Region average (\$17,038).

All currency in NZD

## Ownership & Site

Centre Owner	Scentre Group (51%), GIC (49%)
Site Area (ha)	7.3
Acquisition Date	2002
Book Value (\$m) SCG Share	568.4
Book Value (\$m)	1,114.6
Capitalisation Rate (%) <sup>1</sup>	6.25
Economic Yield (%) <sup>2</sup>	7.08
Centre Opened	1988
Centre Redeveloped	2019/2020

## Business Partners

Number of Business Partners	256
Experience based offering (%) <sup>3</sup>	42

Centre Composition by GLA	GLA	%
Farmers	9,113	10.5
David Jones	6,584	7.6
Event Cinemas	5,291	6.1
Countdown	3,719	4.3
<b>Majors Total</b>	<b>24,707</b>	<b>28.4</b>
Specialties	48,136	55.4
Offices	14,036	16.2
<b>Total</b>	<b>86,879</b>	<b>100.0</b>

Business Partner In-store Sales Information	2021	2022	2023
Total Sales – MAT (\$m)	446	664	712
Total Specialty Sales MAT (\$m)	313	486	513
Avg Sales per Specialty Store (\$'000)	1,838	2,746	2,931
Specialty Sales MAT \$psm (<400sqm)	9,967	13,062	13,712

## Specialty Sales Category Contribution<sup>4,5</sup>

Retail Services	8%
Leisure	7%
Food Retail	2%
Food Dining	14%
Health & Beauty	11%
Fashion	33%
Footwear	4%
Jewellery	5%
Technology	12%
General Retail	1%
Homewares	2%

Refer to page 50 for footnotes.

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256

NUMBER OF  
BUSINESS  
PARTNERS

86,879m<sup>2</sup>

GROSS  
LETTABLE AREA

\$712m

TOTAL ANNUAL  
RETAIL SALES

3,110

CAR PARKING  
SPACES

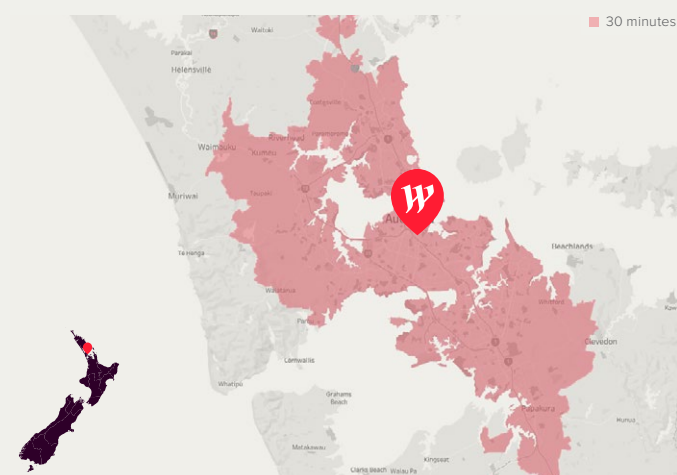
## Customer & Demographics

Customer Visits 2023 (million)	13.0
Customer Visits 2022 (million)	12.0
Customer Advocacy – Net Promoter Score	50
	TTA
Retail Expenditure (\$b)	8.9
Average Household Income (\$)	n/a

## Drive Time

30 Minutes

Population – accessible market	1,485,000
Total Household Income (\$b)	39.2



## Site Area



Image courtesy of Nearmap



# North Lakes, QLD

Cnr Anzac Ave and North Lakes Drive, North Lakes QLD 4509

Westfield North Lakes is located 25 kilometres north of the Brisbane CBD in one of the region's fastest-growing areas. The centre currently caters to a trade area population of over 455,000 people, with a total accessible market of 890,000 residents. A leading retail and lifestyle destination in the area, Westfield North Lakes is home to Myer, Target, BIG W, Kmart, Coles, Woolworths, ALDI, Dan Murphy's, Rebel and IKEA. The centre also boasts an Event Cinemas complex, a fresh food market and a casual al fresco dining precinct. The centre is well positioned with direct access to the M1 motorway, which links the Sunshine Coast, Brisbane and the Gold Coast, as well as being serviced by North Lakes railway station.

In 2023, the total retail spend by the Westfield North Lakes Total Trade Area was estimated at \$7.3 billion while the total retail spend by the Main Trade Area was estimated at \$3.9 billion. In the Main Trade Area 30% of households include children under 15 years of age.

## Ownership & Site

Centre Owner	Scentre Group (50%), Dexis (50%)
Site Area (ha)	25.9
Acquisition Date	2003
Book Value (\$m) SCG Share	512.5
Book Value (\$)	1,025.0
Capitalisation Rate (%) <sup>1</sup>	5.25
Economic Yield (%) <sup>2</sup>	6.00
Centre Opened	2003
Centre Redeveloped	2007, 2015, 2017

## Business Partners

Number of Business Partners	265
Experience based offering (%) <sup>3</sup>	48

Centre Composition by GLA	GLA	%
IKEA	29,000	25.2
Myer	12,128	10.5
BIG W	8,580	7.5
Target	7,157	6.2
Kmart	6,729	5.8
Birch Carroll & Coyle	5,385	4.7
Coles	4,374	3.8
Woolworths	4,049	3.5
ALDI	1,413	1.2
Dan Murphys	1,231	1.1
<b>Majors Total</b>	<b>80,046</b>	<b>69.5</b>
Specialties	32,912	28.6
Offices	2,151	1.9
<b>Total</b>	<b>115,109</b>	<b>100.0</b>

Business Partner In-store Sales Information	2021	2022	2023
Total Sales – MAT (\$m)	725	817	852
Total Specialty Sales MAT (\$m)	316	351	359
Avg Sales per Specialty Store (\$'000)	1,557	1,749	1,767
Specialty Sales MAT \$psm (<400sqm)	11,624	12,901	12,996

## Specialty Sales Category Contribution<sup>4,5</sup>

Retail Services	13%
Leisure	7%
Food Retail	7%
Food Dining	16%
Health & Beauty	12%
Fashion	15%
Footwear	4%
Jewellery	5%
Technology	17%
General Retail	1%
Homewares	2%

Refer to page 50 for footnotes.

Trade Area Map | Westfield Local Heroes | Responsible Business Report | Link to Disclaimer



265

NUMBER OF  
BUSINESS  
PARTNERS

115,109m<sup>2</sup>

GROSS  
LETTABLE AREA

\$852m

TOTAL ANNUAL  
RETAIL SALES

4,916

CAR PARKING  
SPACES

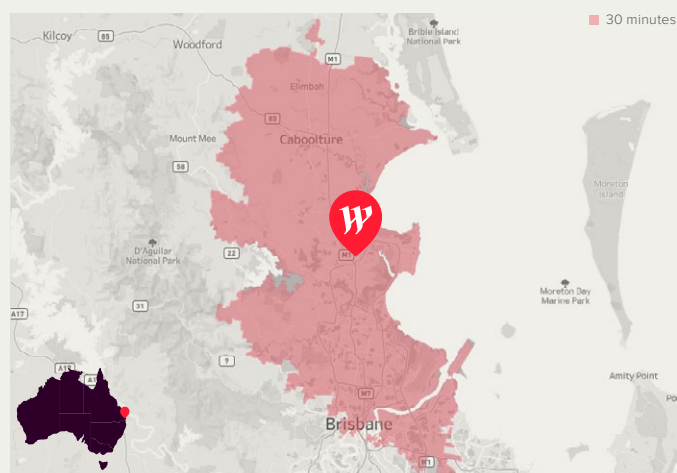
## Customer & Demographics

Customer Visits 2023 (million)	12.0
Customer Visits 2022 (million)	12.3
Customer Advocacy – Net Promoter Score	46
	TTA
Retail Expenditure (\$b)	7.3
Average Household Income (\$)	107,600

## Drive Time

30 Minutes

Population – accessible market	890,000
Total Household Income (\$b)	36.2



## Site Area



Land Centre

Image courtesy of Nearmap



# Parramatta, NSW

159–175 Church Street, Parramatta NSW 2150

Westfield Parramatta is located in Sydney's vibrant second city, approximately 30 kilometres west of the CBD. Strategically positioned in the heart of greater Sydney and benefiting from its proximity to major rail and bus connections and a sizeable office workforce, the centre currently caters to a trade area population in excess of 1.1 million residents, with a total accessible market of 2.6 million residents. One of Australia's largest shopping centres, Westfield Parramatta is home to David Jones, Myer, Kmart, Target, Coles and Woolworths. There is an Event Cinemas complex on site and approximately 423 specialty stores as well as international mini-majors Uniqlo and Zara.

The total retail spend by the Westfield Parramatta Total Trade Area was estimated at \$14.1 billion in 2023 while the total retail spend by the Main Trade Area was estimated at \$4.6 billion. The centre's Main Trade Area is home to a young, culturally diverse population. In 2021 (Census), 41% of residents are aged 15-39 compared to 36% in the Sydney Metro area. Approximately 55% of residents were born outside Australia, which is above the Sydney Metro average of 40%.

## Ownership & Site

Centre Owner	Scentre Group (50%), GIC (50%)
Site Area (ha)	6.4
Acquisition Date	1993
Book Value (\$m) SCG Share	1,067.1
Book Value (\$m)	2,134.2
Capitalisation Rate (%) <sup>1</sup>	4.88
Economic Yield (%) <sup>2</sup>	5.59
Centre Opened	1975
Centre Redeveloped	1995, 2005, 2006, 2022
Sundry Projects	2015, 2016, 2018

## Business Partners

Number of Business Partners	431
Experience based offering (%) <sup>3</sup>	47

Centre Composition by GLA	GLA	%
Myer	28,272	20.2
David Jones	12,905	9.2
Target	8,438	6.0
Kmart	6,592	4.7
Event Cinemas	6,396	4.6
Woolworths	4,622	3.3
Coles	4,056	2.9
ALDI	1,587	1.1
<b>Majors Total</b>	<b>72,867</b>	<b>52.0</b>
Specialties	63,658	45.4
Offices	3,546	2.5
<b>Total</b>	<b>140,070</b>	<b>100.0</b>

Business Partner In-store Sales Information	2021	2022	2023
Total Sales – MAT (\$m)	650	890	1,031
Total Specialty Sales MAT (\$m)	439	612	687
Avg Sales per Specialty Store (\$'000)	1,323	1,944	2,043
Specialty Sales MAT \$psm (<400sqm)	9,289	13,899	15,064

## Specialty Sales Category Contribution<sup>4,5</sup>

Retail Services	5%
Leisure	9%
Food Retail	5%
Food Dining	15%
Health & Beauty	14%
Fashion	24%
Footwear	4%
Jewellery	6%
Technology	14%
General Retail	2%
Homewares	1%

Refer to page 50 for footnotes.

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431

NUMBER OF  
BUSINESS  
PARTNERS

140,070m<sup>2</sup>

GROSS  
LETTABLE AREA

\$1,031m

TOTAL ANNUAL  
RETAIL SALES

4,661

CAR PARKING  
SPACES

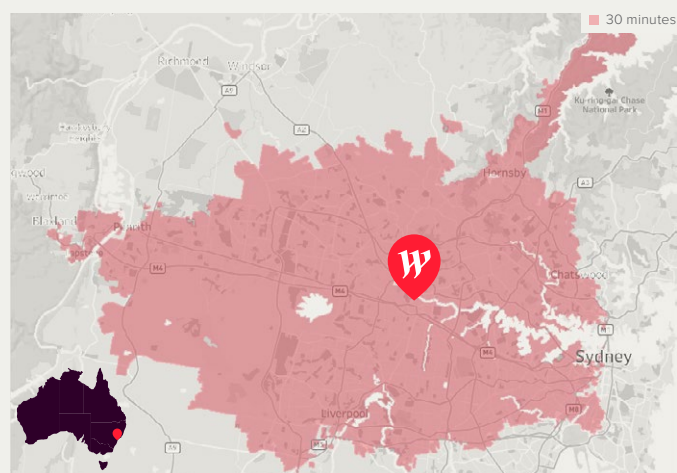
## Customer & Demographics

Customer Visits 2023 (million)	29.0
Customer Visits 2022 (million)	24.3
Customer Advocacy – Net Promoter Score	48
	TTA
Retail Expenditure (\$b)	14.1
Average Household Income (\$)	126,400

## Drive Time

30 Minutes

Population – accessible market	2,630,000
Total Household Income (\$b)	101.8



## Site Area



Land Centre

Image courtesy of Nearmap



# Penrith, NSW

585 High Street, Penrith NSW 2750

Westfield Penrith is situated in a regional hub approximately 55 kilometres west of the Sydney CBD at the foot of the popular Blue Mountains. Servicing a trade area population over 525,000 residents, and with a total accessible market of 600,000 residents, the centre benefits from its strategic location in a thriving commercial district, as well as its proximity to reliable road and rail links. A large regional shopping centre, Westfield Penrith is home to Myer, BIG W, Woolworths, ALDI, Hoyts and Apple, as well as 312 specialty stores.

In 2022, Westfield Penrith completed a \$33 million development. The investment included the repurposing of the existing Target tenancy which made way for a new Coles supermarket, additional casual dining business partners as well as Archie Brothers Cirque Electriq and Holey Moley. The investment saw the transformation of Riley Street façade with illuminous light panels and new entrance to the entertainment precinct. Westfield Penrith's Main Trade Area features high levels of home ownership and a high proportion of family households.

The total retail spend of the centre's Total Trade Area was estimated at \$8.0 billion in 2023 while the Main Trade Area's estimated spend was \$4.6 billion.

## Ownership & Site

Centre Owner	Scentre Group (50%), GPT (50%)
Site Area (ha)	8.6
Acquisition Date	2005
Book Value (\$m) SCG Share	670.0
Book Value (\$m)	1,340.0
Capitalisation Rate (%) <sup>1</sup>	5.5
Economic Yield (%) <sup>2</sup>	6.24
Centre Opened	1971
Centre Redeveloped	2005, 2022

## Business Partners

Number of Business Partners	318
Experience based offering (%) <sup>3</sup>	48

## Centre Composition by GLA

	GLA	%
Myer	20,114	22.0
BIG W	8,738	9.6
Hoyts	4,785	5.2
Coles	4,000	4.4
Woolworths	3,795	4.1
ALDI	1,612	1.8
<b>Majors Total</b>	<b>43,045</b>	<b>47.1</b>
Specialties	44,826	49.0
Offices	3,586	3.9
<b>Total</b>	<b>91,456</b>	<b>100.0</b>

Business Partner In-store Sales Information	2021	2022	2023
Total Sales – MAT (\$m)	518	682	750
Total Specialty Sales MAT (\$m)	343	467	485
Avg Sales per Specialty Store (\$'000)	1,473	2,032	2,048
Specialty Sales MAT \$psm (<400sqm)	9,192	12,777	13,244

## Specialty Sales Category Contribution<sup>4,5</sup>

Retail Services	10%
Leisure	10%
Food Retail	4%
Food Dining	14%
Health & Beauty	11%
Fashion	19%
Footwear	4%
Jewellery	6%
Technology	19%
General Retail	1%
Homewares	1%

Refer to page 50 for footnotes.

Trade Area Map | Westfield Local Heroes | Responsible Business Report | Link to Disclaimer



318

NUMBER OF  
BUSINESS  
PARTNERS

91,456m<sup>2</sup>

GROSS  
LETTABLE AREA

\$750m

TOTAL ANNUAL  
RETAIL SALES

3,521

CAR PARKING  
SPACES

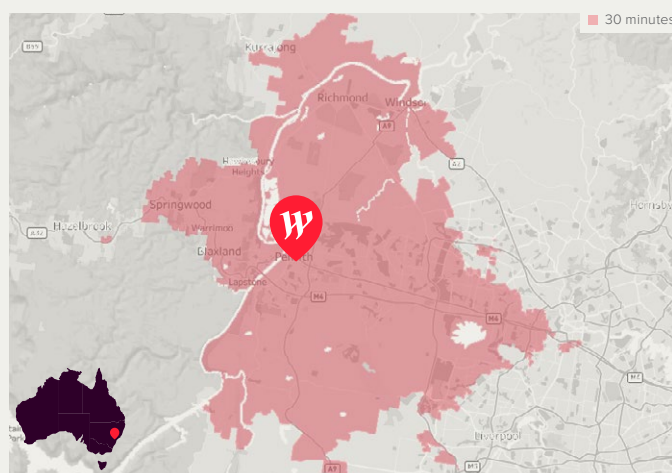
## Customer & Demographics

Customer Visits 2023 (million)	15.0
Customer Visits 2022 (million)	13.8
Customer Advocacy – Net Promoter Score	43
	TTA
Retail Expenditure (\$b)	8.0
Average Household Income (\$)	119,900

## Drive Time

30 Minutes

Population – accessible market	600,000
Total Household Income (\$b)	20.5



## Site Area



Image courtesy of Nearmap



# Plenty Valley, VIC

415 McDonalds Road, Mill Park VIC 3082

Westfield Plenty Valley is located on Melbourne's northern fringes, approximately 25 kilometres from the Melbourne CBD. Positioned conveniently adjacent to a railway station, the centre currently caters to a trade area population of nearly 307,000 residents, with a total accessible market of 1.0 million residents. The centre has two fresh food precincts as well as Kmart, Target, Coles, Woolworths and ALDI, and a selection of approximately 183 specialty stores. An \$80 million redevelopment completed in 2018 included the addition of a new alfresco leisure and dining precinct with around 20 specialty business partners and food operators. The entertainment offering includes a first-class Village Cinemas complex, including Gold Class, Vpremium, Vmax and Vjunior.

The total retail spend in the Westfield Plenty Valley Total Trade Area was estimated at \$4.5 billion in 2023 while the total retail spend by the Main Trade Area was estimated at \$2.5 billion.

In the Main Trade Area, 36% of households are families with children under 15 years of age, well above the Melbourne Metro average of 28% in 2021 (Census). There is also high home ownership with 76% of households owning their own homes or paying a mortgage compared to the Melbourne Metro average of 69%. In the Main Trade Area, 68% of workers are managers, professionals or other white-collar workers with the remaining 32% employed in blue collar occupations.

## Ownership & Site

Centre Owner	Scentre Group (50%), Dexs (50%)
Site Area (ha)	50.9
Acquisition Date	2004
Book Value (\$m) SCG Share	257.5
Book Value (\$m)	515.0
Capitalisation Rate (%) <sup>1</sup>	5.75
Economic Yield (%) <sup>2</sup>	6.71
Centre Opened	2001
Centre Redeveloped	2008, 2017

## Business Partners

Number of Business Partners	189
Experience based offering (%) <sup>3</sup>	52

Centre Composition by GLA	GLA	%
Kmart	6,916	11.1
Target	6,603	10.6
Village Roadshow	5,422	8.7
Woolworths	3,950	6.3
Coles	3,600	5.8
ALDI	1,446	2.3
<b>Majors Total</b>	<b>27,937</b>	<b>44.7</b>
Specialties	34,507	55.3
Offices	—	0.0
<b>Total</b>	<b>62,444</b>	<b>100.0</b>

Business Partner In-store Sales Information	2021	2022	2023
Total Sales – MAT (\$m)	352	432	457
Total Specialty Sales MAT (\$m)	179	226	230
Avg Sales per Specialty Store (\$'000)	1,200	1,495	1,504
Specialty Sales MAT \$psm (<400sqm)	7,255	9,484	9,527

## Specialty Sales Category Contribution<sup>4,5</sup>

Retail Services	15%
Leisure	6%
Food Retail	11%
Food Dining	23%
Health & Beauty	9%
Fashion	10%
Footwear	1%
Jewellery	3%
Technology	17%
General Retail	2%
Homewares	2%

Refer to page 50 for footnotes.



189

NUMBER OF  
BUSINESS  
PARTNERS

62,444m<sup>2</sup>

GROSS  
LETTABLE AREA

\$457m

TOTAL ANNUAL  
RETAIL SALES

2,650

CAR PARKING  
SPACES

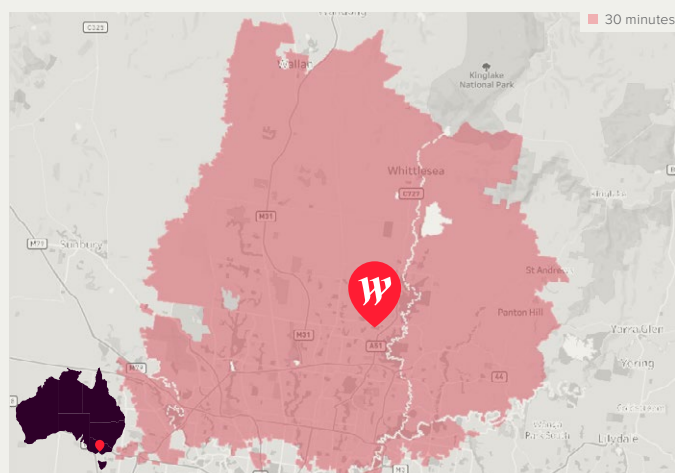
## Customer & Demographics

Customer Visits 2023 (million)	8.0
Customer Visits 2022 (million)	8.3
Customer Advocacy – Net Promoter Score	48
	TTA
Retail Expenditure (\$b)	4.5
Average Household Income (\$)	116,100

## Drive Time

30 Minutes

Population – accessible market	1,015,000
Total Household Income (\$b)	36.2



## Site Area



Image courtesy of Nearmap



# Riccarton, NZ

129 Riccarton Road, Riccarton, Christchurch 8041, New Zealand

Westfield Riccarton is located approximately three kilometres west of the Christchurch CBD in New Zealand. The centre is one of the best-performing retail locations in the South Island and currently caters to a total accessible market of over 530,000 residents. A large regional centre, Westfield Riccarton is home to Farmers, Kmart, Pak N Save and JB HI-FI as well as approximately 181 specialty stores. There is also a Hoyts Cinemas complex on site.

The total retail spend by the Westfield Riccarton Total Trade Area was estimated at \$9.1 billion in 2023 while the total retail spend by the Main Trade Area was estimated at \$7.1 billion. Total retail spend per capita for the Total Trade Area is \$17,274 and \$17,354 in the Main Trade Area, which are both broadly in line with the Greater Christchurch area average (\$17,668).

All currency in NZD

## Ownership & Site

Centre Owner	Scentre Group (51%), GIC (49%)
Site Area (ha)	8.1
Acquisition Date	1998
Book Value (\$m) SCG Share	283.1
Book Value (\$m)	555.1
Capitalisation Rate (%) <sup>1</sup>	7.38
Economic Yield (%) <sup>2</sup>	8.40
Centre Opened	1965
Centre Redeveloped	1995, 2005, 2009
Sundry Projects	2018

## Business Partners

Number of Business Partners	185
Experience based offering (%) <sup>3</sup>	39

## Centre Composition by GLA

	GLA	%
Farmers	7,097	12.9
Kmart	6,966	12.7
Pak N Save	6,297	11.5
Hoyts	4,136	7.5
<b>Majors Total</b>	<b>24,497</b>	<b>44.5</b>
Specialties	30,281	55.1
Offices	216	0.4
<b>Total</b>	<b>54,993</b>	<b>100.0</b>

## Business Partner In-store Sales Information

	2021	2022	2023
Total Sales – MAT (\$m)	518	539	588
Total Specialty Sales MAT (\$m)	318	323	336
Avg Sales per Specialty Store (\$'000)	2,252	2,257	2,438
Specialty Sales MAT \$psm (<400sqm)	14,416	13,800	14,380

## Specialty Sales Category Contribution<sup>4,5</sup>

Retail Services	7%
Leisure	9%
Food Retail	1%
Food Dining	12%
Health & Beauty	9%
Fashion	21%
Footwear	7%
Jewellery	5%
Technology	27%
General Retail	1%
Homewares	1%

Refer to page 50 for footnotes.

Trade Area Map | Westfield Local Heroes | Responsible Business Report | Link to Disclaimer



185

NUMBER OF  
BUSINESS  
PARTNERS

54,993m<sup>2</sup>

GROSS  
LETTABLE AREA

\$588m

TOTAL ANNUAL  
RETAIL SALES

2,400

CAR PARKING  
SPACES

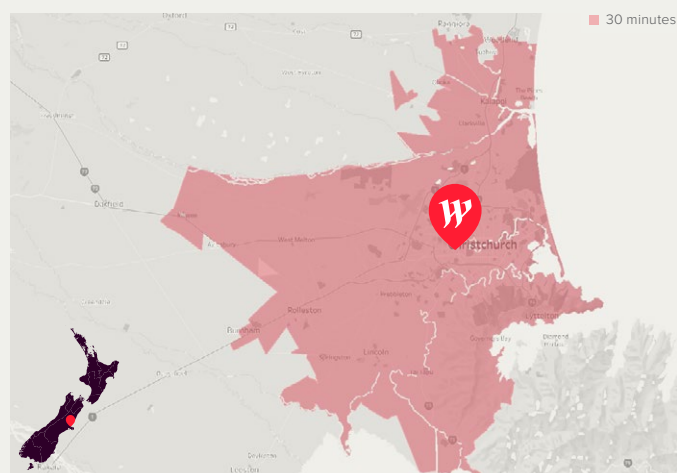
## Customer & Demographics

Customer Visits 2023 (million)	10.0
Customer Visits 2022 (million)	9.4
Customer Advocacy – Net Promoter Score	45
	TTA
Retail Expenditure (\$b)	9.1
Average Household Income (\$)	n/a

## Drive Time

30 Minutes

Population – accessible market	530,000
Total Household Income (\$b)	12.2



## Site Area



Image courtesy of Nearmap

# Southland, VIC

1239 Nepean Highway, Cheltenham VIC 3192

Westfield Southland is located 16 kilometres from the Melbourne CBD. The centre caters to a trade area population of approximately 588,000 residents, with a total accessible market of 1.1 million residents.

The total retail spend by the Westfield Southland Total Trade Area was estimated at \$9.9 billion in 2023 while the total retail spend by the Main Trade Area was estimated at \$5.7 billion. At \$17,806 per annum in 2023, the retail spend per capita in the Main Trade Area is 15% higher than the Melbourne metro average (\$15,523). Westfield Southland's Main Trade Area also has a high average annual household income of \$145,300 per annum in 2021 (Census), which is 14% above the Melbourne Metro average (\$127,500). There is also a high rate of home ownership with 76% of households owning their own homes or paying a mortgage compared to the Melbourne Metro average of 69%. The Main Trade Area is characterised by managers, professionals or other white-collar workers; with 81% of workers falling in these categories, higher than the Melbourne Metro average of 74%.

## Ownership & Site

Centre Owner	Scentre Group (50%), DEXUS (50%)
Site Area (ha)	16.5
Acquisition Date	1988
Book Value (\$m) SCG Share	690.0
Book Value (\$m)	1,380.0
Capitalisation Rate (%) <sup>1</sup>	5.50
Economic Yield (%) <sup>2</sup>	6.29
Centre Opened	1970
Centre Redeveloped	1990, 1996, 2001
Sundry Projects	2017

## Business Partners

Number of Business Partners	366
Experience based offering (%) <sup>3</sup>	44

Centre Composition by GLA	GLA	%
Myer	16,078	12.4
David Jones	14,962	11.6
Target	8,940	6.9
BIG W	8,179	6.3
Village Roadshow	7,574	5.9
Kmart	7,568	5.9
Coles	5,100	3.9
Woolworths	4,424	3.4
Harris Scarfe	2,848	2.2
ALDI	1,533	1.2
<b>Majors Total</b>	<b>77,206</b>	<b>59.7</b>
Specialties	51,744	40.0
Offices	340	0.3
<b>Total</b>	<b>129,290</b>	<b>100.0</b>

Business Partner In-store Sales Information	2021	2022	2023
Total Sales – MAT (\$m)	635	826	880
Total Specialty Sales MAT (\$m)	319	441	464
Avg Sales per Specialty Store (\$'000)	1,135	1,543	1,607
Specialty Sales MAT \$psm (<400sqm)	7,140	9,598	9,888

## Specialty Sales Category Contribution<sup>4,5</sup>

Retail Services	9%
Leisure	12%
Food Retail	4%
Food Dining	12%
Health & Beauty	12%
Fashion	17%
Footwear	4%
Jewellery	4%
Technology	21%
General Retail	2%
Homewares	2%

Refer to page 50 for footnotes.



366

NUMBER OF  
BUSINESS  
PARTNERS

129,290m<sup>2</sup>

GROSS  
LETTABLE AREA

\$880m

TOTAL ANNUAL  
RETAIL SALES

5,980

CAR PARKING  
SPACES

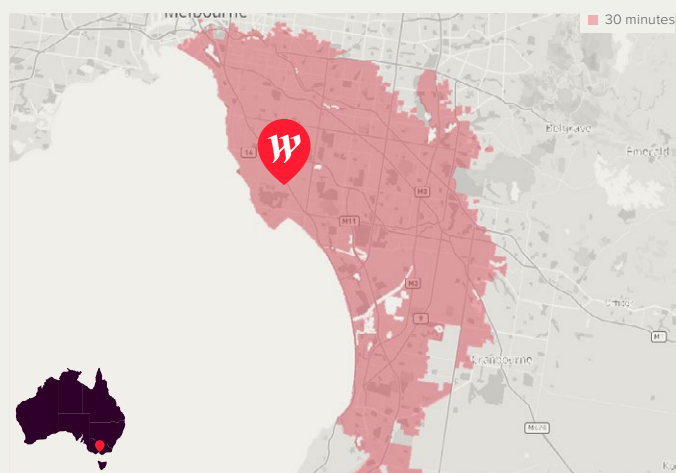
## Customer & Demographics

Customer Visits 2023 (million)	12.6
Customer Visits 2022 (million)	12.3
Customer Advocacy – Net Promoter Score	35
	TTA
Retail Expenditure (\$b)	9.9
Average Household Income (\$)	136,200

## Drive Time

30 Minutes

Population – accessible market	1,115,000
Total Household Income (\$b)	48.2



## Site Area



Image courtesy of Nearmap



# St Lukes, NZ

80 St Lukes Road, Mt Albert, Auckland 1025, New Zealand

Westfield St Lukes is situated in the central Auckland suburb of Mt Albert, approximately 5 kilometres from the CBD. The centre is one of the city's most established retail destinations and currently serves a trade area population of 390,000 residents, with a total accessible market of 1.4 million residents. The centre is home to Farmers, Kmart and Countdown. There is also an Event Cinemas complex on site as well approximately 161 specialty stores.

The total retail spend by the Westfield St Lukes Total Trade Area was estimated at \$6.6 billion in 2023 while the total retail spend in the Main Trade Area was estimated at \$3.6 billion.

All currency in NZD

## Ownership & Site

Centre Owner	Scentre Group (51%), GIC (49%)
Site Area (ha)	6.4
Acquisition Date	1998
Book Value (\$m) SCG Share	165.8
Book Value (\$m)	325.1
Capitalisation Rate (%) <sup>1</sup>	7.50
Economic Yield (%) <sup>2</sup>	8.72
Centre Opened	1971
Centre Redeveloped	2004

## Business Partners

Number of Business Partners	165
Experience based offering (%) <sup>3</sup>	42

Centre Composition by GLA	GLA	%
Farmers	7,059	17.9
Kmart	6,392	16.2
Countdown	3,895	9.9
Event Cinemas	3,864	9.8
<b>Majors Total</b>	<b>21,210</b>	<b>53.7</b>
Specialties	18,275	46.3
Offices	—	0.0
<b>Total</b>	<b>39,485</b>	<b>100.0</b>

Business Partner In-store Sales Information	2021	2022	2023
Total Sales – MAT (\$m)	259	292	313
Total Specialty Sales MAT (\$m)	142	155	160
Avg Sales per Specialty Store (\$'000)	1,093	1,202	1,300
Specialty Sales MAT \$psm (<400sqm)	9,508	10,247	10,697

## Specialty Sales Category Contribution<sup>4,5</sup>

Retail Services	7%
Leisure	10%
Food Retail	2%
Food Dining	18%
Health & Beauty	15%
Fashion	22%
Footwear	7%
Jewellery	5%
Technology	10%
General Retail	3%
Homewares	2%

Refer to page 50 for footnotes.

Trade Area Map | Westfield Local Heroes | Responsible Business Report | Link to Disclaimer



165

NUMBER OF  
BUSINESS  
PARTNERS

39,485m<sup>2</sup>

GROSS  
LETTABLE AREA

\$313m

TOTAL ANNUAL  
RETAIL SALES

2,018

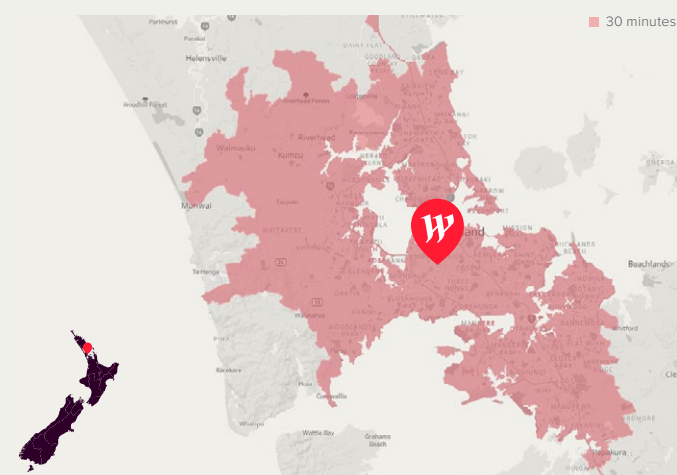
CAR PARKING  
SPACES

## Customer & Demographics

Customer Visits 2023 (million)	5.8
Customer Visits 2022 (million)	5.6
Customer Advocacy – Net Promoter Score	46
	TTA
Retail Expenditure (\$b)	6.6
Average Household Income (\$)	n/a

## Drive Time 30 Minutes

Population – accessible market	1,435,000
Total Household Income (\$b)	38.0



## Site Area



Land Centre

Image courtesy of Nearmap

# Sydney, NSW

## Pitt Street Mall, Sydney, NSW 2000

Westfield Sydney is a world-class retail destination in the heart of the city, anchoring key retail precincts in the CBD, connecting and enriching the inner-city community. Showcasing the best of local and international business partners, the centre combines superior design with a premium retail and dining offer. Occupying an enviable position on Pitt Street Mall and housing approximately 271 business partners, the centre caters to a trade area of more than 5 million people—the largest Westfield trade area in the country. Westfield Sydney is defined by a luxury offer that features global fashion icons Chanel, Fendi, Salvatore Ferragamo, Prada and Miu Miu as well as first-to-market and first-to-Sydney stores; Christian Louboutin, Balenciaga, Fred, Givenchy, Valentino, Loewe, Saint Laurent, Roger Vivier, Dita, Berluti and Chaumet. In 2021, Gucci conducted an extensive renovation of its flagship store, increasing its footprint to over 11,700 sqm across two levels. The centre also has an extensive line up of Australian designers, including Zimmerman, Camilla and Marc and Aje. In 2024 Westfield Sydney will introduce an additional 6,000 square metres of luxury retail space over five levels, including the new Chanel boutique, Moncler and Omega.

The centre caters for a broad range of casual dining options throughout the centre. This includes an up-market casual dining offer spread over two beautifully designed floors above the fashion retail malls.

The total retail spend in Westfield Sydney's Total Trade Area was estimated at \$83.8 billion in 2023 while the total retail spend in the Main Trade Area was estimated to be \$34.0 billion. Westfield Sydney's Main Trade Area has a high retail spend per capita of \$17,531 which is 14% above the wider Sydney Metro average (\$15,426). The centre's unique catchment features a high proportion of professionals with 81% of all workers being managers, professionals or other white-collar workers.

### Ownership & Site

Centre Owner	Scentre Group (100%)
Site Area (ha)	3.2
Acquisition Date	2001
Book Value (\$m) SCG Share	3,900.1
Book Value (\$m)	3,900.1
Capitalisation Rate (%) <sup>1</sup>	4.68
Economic Yield (%) <sup>2</sup>	4.98
Centre Opened	2010
Centre Redeveloped	2010, 2024

### Business Partners

Number of Business Partners	271
Experience based offering (%) <sup>3</sup>	38

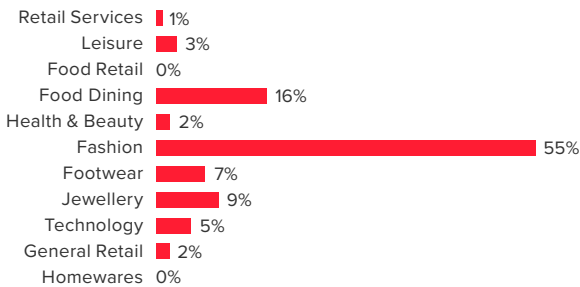
### Centre Composition by GLA

	GLA	%
Myer	46,754	51.2
Majors Total	46,754	51.2
Specialties	44,567	48.8
Offices	—	0.0
Total	91,321	100.0

### Business Partner In-store Sales Information

	2021	2022	2023
Total Sales – MAT (\$m)	678	1,034	1,076
Total Specialty Sales MAT (\$m)	543	814	831
Avg Sales per Specialty Store (\$'000)	2,600	3,934	3,884
Specialty Sales MAT \$psm (<400sqm)	16,316	25,185	27,182

### Specialty Sales Category Contribution<sup>4,5</sup>



Refer to page 50 for footnotes.



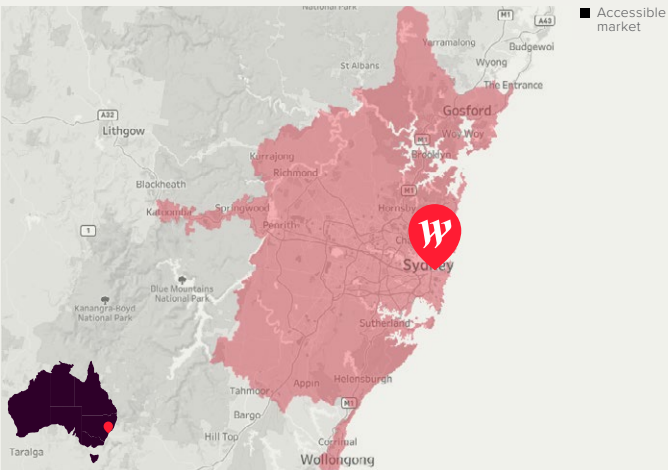
271	91,321m <sup>2</sup>	\$1,076m	172
NUMBER OF BUSINESS PARTNERS	GROSS LETTABLE AREA	TOTAL ANNUAL RETAIL SALES	CAR PARKING SPACES

### Customer & Demographics

Customer Visits 2023 (million)	30.2
Customer Visits 2022 (million)	27.0
Customer Advocacy – Net Promoter Score	55
	TTA
Retail Expenditure (\$b)	83.8
Average Household Income (\$)	141,300

### Drive Time

Population – accessible market	5,430,000
Total Household Income (\$b)	295.0



### Site Area

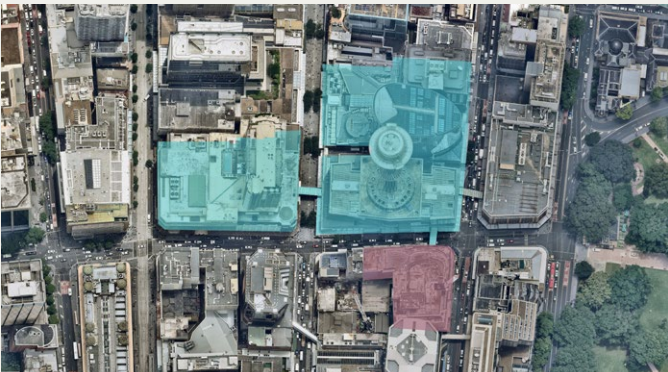


Image courtesy of Nearmap



# Tea Tree Plaza, SA

976 North East Road, Modbury SA 5092

Westfield Tea Tree Plaza is located in Adelaide's north-eastern suburbs approximately 15 kilometres from the CBD. The centre currently caters to a trade area population of over 535,000 residents, with a total accessible market of 640,000 residents. Westfield Tea Tree Plaza is home to Myer, BIG W, Kmart, Target, Coles, Woolworths and ALDI as well as a range of approximately 235 specialty stores. Westfield Tea Tree Plaza's dining and entertainment precinct features 10 restaurants and a Hoyts cinema complex including the first Lux screens in South Australia, offering cinema-goers a premium experience. Indoor and outdoor entertainment are a key feature of the precinct and the area is brought to life with unique design elements that include light-filled green space, water features and a new outdoor children's play area.

The total retail spend by the Westfield Tea Tree Plaza Total Trade Area was estimated at \$7.5 billion in 2023 while the total retail spend by the Main Trade Area was estimated at \$3.8 billion. In the Main Trade Area 75% of households own their own homes or are paying a mortgage which is higher than the Adelaide Metro average of 71%.

## Ownership & Site

Centre Owner	Scentre Group (50%), DEXUS (50%)
Site Area (ha)	21.7
Acquisition Date	1988
Book Value (\$m) SCG Share	349.5
Book Value (\$m)	699.0
Capitalisation Rate (%) <sup>1</sup>	6.25
Economic Yield (%) <sup>2</sup>	7.31
Centre Opened	1970
Centre Redeveloped	1991, 2004, 2018, 2024

## Business Partners

Number of Business Partners	244
Experience based offering (%) <sup>3</sup>	45

## Centre Composition by GLA

	GLA	%
Myer	15,699	15.8
BIG W	8,174	8.2
Kmart	6,604	6.7
Hoyts	6,151	6.2
Target	6,058	6.1
Woolworths	4,650	4.7
Coles	3,672	3.7
Harris Scarfe	3,404	3.4
ALDI	1,615	1.6
<b>Majors Total</b>	<b>56,026</b>	<b>56.5</b>
Specialties	42,959	43.3
Offices	191	0.2
<b>Total</b>	<b>99,176</b>	<b>100.0</b>

Business Partner In-store Sales Information	2021	2022	2023
Total Sales – MAT (\$m)	500	533	588
Total Specialty Sales MAT (\$m)	246	254	267
Avg Sales per Specialty Store (\$'000)	1,331	1,467	1,501
Specialty Sales MAT \$psm (<400sqm)	11,696	12,096	12,519

## Specialty Sales Category Contribution<sup>4,5</sup>

Retail Services	20%
Leisure	7%
Food Retail	4%
Food Dining	18%
Health & Beauty	11%
Fashion	16%
Footwear	6%
Jewellery	5%
Technology	8%
General Retail	2%
Homewares	3%

Refer to page 50 for footnotes.



244

NUMBER OF  
BUSINESS  
PARTNERS

99,176m<sup>2</sup>

GROSS  
LETTABLE AREA

\$588m

TOTAL ANNUAL  
RETAIL SALES

4,650

CAR PARKING  
SPACES

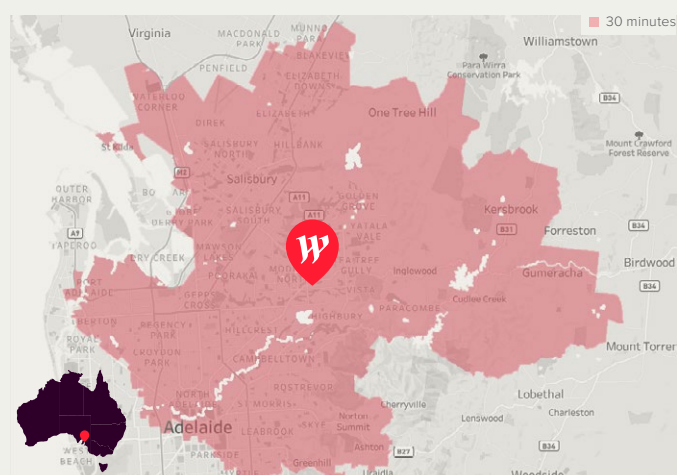
## Customer & Demographics

Customer Visits 2023 (million)	10.8
Customer Visits 2022 (million)	10.4
Customer Advocacy – Net Promoter Score	43
	TTA
Retail Expenditure (\$b)	7.5
Average Household Income (\$)	99,300

## Drive Time

30 Minutes

Population – accessible market	640,000
Total Household Income (\$b)	21.2



## Site Area



Land Centre

Image courtesy of Nearmap



# Tuggerah, NSW

50 Wyong Road, Tuggerah NSW 2259

Westfield Tuggerah is located on NSW's Central Coast, approximately 90 kilometres north of the Sydney CBD. The centre currently caters to a total accessible market of 386,000 residents as well as sizeable weekender and tourist populations. Westfield Tuggerah delivers a broad retail offer and is home to David Jones, BIG W, Target, Coles, Woolworths, ALDI and Dan Murphy's as well as approximately 232 specialty stores. There is an Event Cinemas complex on site and in 2019, Westfield Tuggerah became home to the Central Coast's first Gold Class Cinema experience.

The total retail spend by the Westfield Tuggerah Total Trade Area was estimated at \$6.3 billion in 2023 while the total retail spend by the Main Trade Area was estimated at \$3.2 billion. Home ownership figures in the Main Trade Area are high in the 2021 Census; 72% of households own their own home or are paying a mortgage, compared to the Sydney Metro average of 63%. In the Main Trade Area 66% of workers are managers, professionals or other white-collar workers while 34% are engaged in blue collar work.

### Ownership & Site

Centre Owner	Scentre Group (100%)
Site Area (ha)	42.2
Acquisition Date	1994
Book Value (\$m) SCG Share	740.0
Book Value (\$m)	740.0
Capitalisation Rate (%) <sup>1</sup>	6.00
Economic Yield (%) <sup>2</sup>	6.44
Centre Opened	1995
Centre Redeveloped	1997, 2005

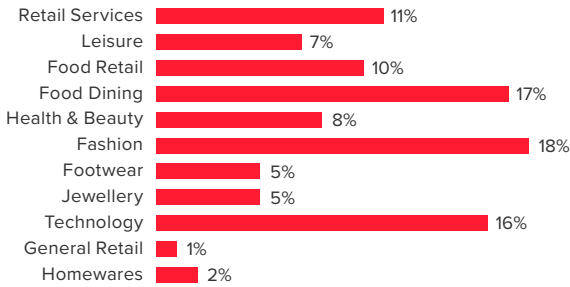
### Business Partners

Number of Business Partners	241
Experience based offering (%) <sup>3</sup>	48

Centre Composition by GLA	GLA	%
Target	7,169	8.4
Kmart	7,134	8.4
BIG W	7,060	8.3
David Jones	6,611	7.7
Woolworths	5,100	6.0
Event Cinemas	4,809	5.6
Coles	3,570	4.2
ALDI	1,357	1.6
Dan Murphys	1,306	1.5
Majors Total	44,116	51.7
Specialties	41,275	48.3
Offices	—	0.0
Total	85,391	100.0

Business Partner In-store Sales Information	2021	2022	2023
Total Sales – MAT (\$m)	431	545	553
Total Specialty Sales MAT (\$m)	212	275	270
Avg Sales per Specialty Store (\$'000)	1,183	1,502	1,499
Specialty Sales MAT \$psm (<400sqm)	7,523	10,035	9,864

### Specialty Sales Category Contribution<sup>4,5</sup>



Refer to page 50 for footnotes.

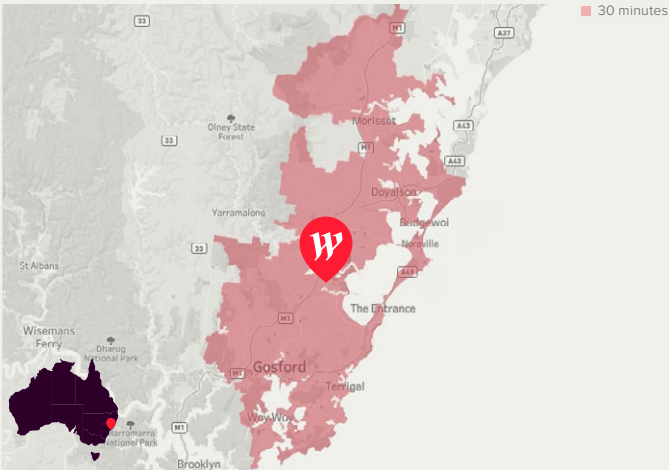


241	85,391m <sup>2</sup>	\$553m	3,157
NUMBER OF BUSINESS PARTNERS	GROSS LETTABLE AREA	TOTAL ANNUAL RETAIL SALES	CAR PARKING SPACES

### Customer & Demographics

Customer Visits 2023 (million)	7.5
Customer Visits 2022 (million)	7.6
Customer Advocacy – Net Promoter Score	38
	TTA
Retail Expenditure (\$b)	6.3
Average Household Income (\$)	106,500

Drive Time	30 Minutes
Population – accessible market	385,000
Total Household Income (\$b)	13.0



### Site Area



Image courtesy of Nearmap



# Warringah Mall, NSW

Condamine Street & Old Pittwater Road, Brookvale NSW 2100

Westfield Warringah Mall is located 15 kilometres from the Sydney CBD in Sydney's affluent North. One of the largest shopping centres in the area, and well served by public transport with a dedicated bus interchange on its doorstep, the centre currently caters to a trade area population of 321,000 residents, with a total accessible market of 750,000 residents. Westfield Warringah Mall is a premium retail destination offering a contemporary environment that retains its unique outdoor ambience. The centre is home to Australia's first new Myer concept store as well as David Jones, BIG W, Coles, Kmart, Woolworths and Bunnings. Alongside 359 specialty stores, the centre also offers an exciting mix of international and local brands including Sephora, Mecca Maxima and Scotch & Soda. In 2022, the centre opened Planet Mino, a new concept indoor children's playground with bespoke play zones tailored to the Northern Beaches customer.

The total retail spend per capita for the Westfield Warringah Mall Main Trade Area was estimated at \$19,311 per annum in 2023, which is 25% above the Sydney Metro average (\$15,426). In 2021 (Census) the average household incomes were \$175,800 per annum, 25% higher than the Sydney Metro average (\$140,500).

## Ownership & Site

Centre Owner	Scentre Group (50%), Dexis (50%)
Site Area (ha)	17.1
Acquisition Date	2003
Book Value (\$m) SCG Share	802.5
Book Value (\$m)	1,605.0
Capitalisation Rate (%) <sup>1</sup>	5.50
Economic Yield (%) <sup>2</sup>	6.21
Centre Opened	1963
Centre Redeveloped	1981, 1999, 2016
Sundry Projects	2024

## Business Partners

Number of Business Partners	367
Experience based offering (%) <sup>3</sup>	41

Centre Composition by GLA	GLA	%
David Jones	20,100	15.2
Myer	14,864	11.3
BIG W	7,827	5.9
Kmart	6,576	5.0
Hoyts	5,571	4.2
Woolworths	5,171	3.9
Coles	4,190	3.2
Bunnings Warehouse	1,943	1.5
<b>Majors Total</b>	<b>66,242</b>	<b>50.1</b>
Specialties	63,408	48.0
Offices	2,453	1.9
<b>Total</b>	<b>132,102</b>	<b>100.0</b>

Business Partners In-store Sales Information	2021	2022	2023
Total Sales – MAT (\$m)	610	727	752
Total Specialty Sales MAT (\$m)	323	395	414
Avg Sales per Specialty Store (\$'000)	1,209	1,509	1,550
Specialty Sales MAT \$psm (<400sqm)	7,267	10,197	10,547

## Specialty Sales Category Contribution<sup>4,5</sup>

Retail Services	7%
Leisure	13%
Food Retail	4%
Food Dining	9%
Health & Beauty	13%
Fashion	24%
Footwear	4%
Jewellery	4%
Technology	15%
General Retail	2%
Homewares	6%

Refer to page 50 for footnotes.



367

NUMBER OF  
BUSINESS  
PARTNERS

132,102m<sup>2</sup>

GROSS  
LETTABLE AREA

\$752m

TOTAL ANNUAL  
RETAIL SALES

4,650

CAR PARKING  
SPACES

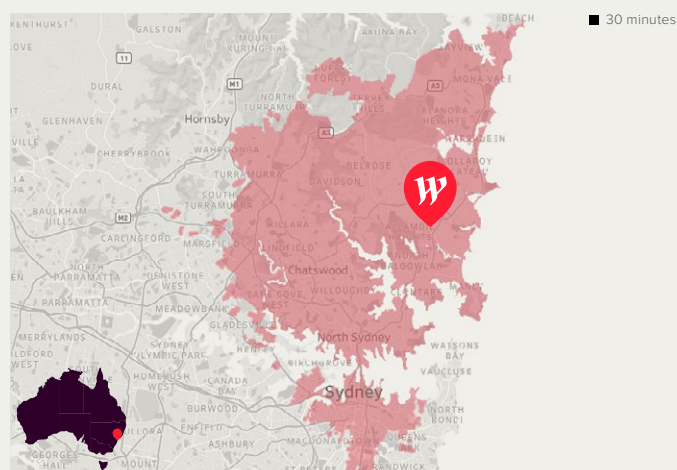
## Customer & Demographics

Customer Visits 2023 (million)	10.7
Customer Visits 2022 (million)	10.2
Customer Advocacy – Net Promoter Score	55
	TTA
Retail Expenditure (\$b)	6.5
Average Household Income (\$)	176,800

## Drive Time

30 Minutes

Population – accessible market	750,000
Total Household Income (\$b)	45.5



## Site Area



Land Centre

Image courtesy of Nearmap

# West Lakes, SA

111 West Lakes Boulevard, West Lakes SA 5021

Westfield West Lakes is located 12 kilometres north-west of the Adelaide CBD and currently caters to a trade area population in excess of 219,000 residents, with a total accessible market of 590,000 residents. The centre is home to David Jones, Kmart, Target, Coles and Woolworths. There is a Reading Cinemas complex on site and a mix of more than 220 specialty stores.

The total retail spend by the Westfield West Lakes Total Trade Area was estimated at \$3.4 billion in 2023 while the total retail spend by the Main Trade Area was estimated at \$2.6 billion. The total annual retail spend per capita in the Main Trade Area was estimated at \$15,895 per annum in 2023, which is broadly in line with the Adelaide Metro average (\$15,757). The Total Trade Area is characterised by pockets of cultural diversity, with 29% of the total population born outside Australia, and broad range of ages and life stages that are broadly consistent with the Adelaide Metro average.

### Ownership & Site

Centre Owner	Scentre Group (50%), Dexis (50%)
Site Area (ha)	20.4
Acquisition Date	2004
Book Value (\$m) SCG Share	181.8
Book Value (\$m)	363.6
Capitalisation Rate (%) <sup>1</sup>	7.00
Economic Yield (%) <sup>2</sup>	8.34
Centre Opened	1974
Centre Redeveloped	2004, 2013
Sundry Projects	2018

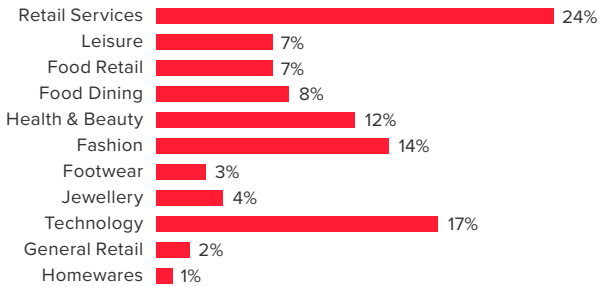
### Business Partners

Number of Business Partners	227
Experience based offering (%) <sup>3</sup>	43

Centre Composition by GLA	GLA	%
Target	7,100	9.9
David Jones	6,712	9.4
Kmart	6,493	9.1
Reading Cinemas	4,325	6.0
Coles	4,147	5.8
Woolworths	3,939	5.5
Harris Scarfe	2,755	3.8
Majors Total	35,471	49.6
Specialties	36,046	50.4
Offices	—	0.0
Total	71,516	100.0

Business Partners In-store Sales Information	2021	2022	2023
Total Sales – MAT (\$m)	409	429	471
Total Specialty Sales MAT (\$m)	198	196	206
Avg Sales per Specialty Store (\$'000)	1,356	1,342	1,383
Specialty Sales MAT \$psm (<400sqm)	9,996	9,977	10,211

### Specialty Sales Category Contribution<sup>4,5</sup>



Refer to page 50 for footnotes.



227

NUMBER OF BUSINESS PARTNERS

71,516m<sup>2</sup>

GROSS LETTABLE AREA

\$471m

TOTAL ANNUAL RETAIL SALES

3,909

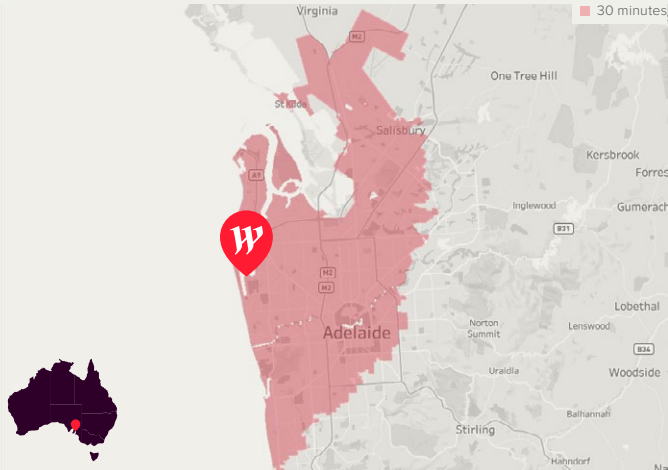
CAR PARKING SPACES

### Customer & Demographics

Customer Visits 2023 (million)	6.6
Customer Visits 2022 (million)	6.4
Customer Advocacy – Net Promoter Score	47
	TTA
Retail Expenditure (\$b)	3.4
Average Household Income (\$)	105,500

### Drive Time 30 Minutes

Population – accessible market	590,000
Total Household Income (\$b)	20.5



Site Area



Land Centre Image courtesy of Nearmap



# Whitford City, WA

Marmion Ave & Whitfords Ave, Hillarys WA 6025

Westfield Whitford City is located in Hillarys, a coastal suburb 20 kilometres north of the Perth CBD. The centre currently caters to a trade area population of 440,000 residents, with a total accessible market of 1 million residents. An \$80 million redevelopment completed in September 2017, delivered a new dining, lifestyle and entertainment precinct incorporating an 8-screen Event Cinemas complex and a bowling alley. Designed as a space where people can come together, the fresh outdoor space celebrates the best of Perth's café culture and provides a new destination for Perth's northern beaches community. Westfield Whitford City offers customers a convenient mix of business partners including a BIG W, Coles, Woolworths and Kmart as well as around 274 specialty stores.

The total retail spend in the Westfield Whitford City Total Trade Area was estimated at \$7.5 billion in 2023 while the total retail spend in the Main Trade Area was estimated at \$2.9 billion. The annual retail spend per capita in the Main Trade Area was estimated at \$18,291 in 2023, 10% higher than the Perth Metro average (\$16,737). The average household income in 2021 (Census) in the Main Trade Area was \$145,800 per annum, which is 16% higher than the Perth Metro average (\$125,900).

## Ownership & Site

Centre Owner	Scentre Group (50%), GIC (50%)
Site Area (ha)	22.7
Acquisition Date	2004
Book Value (\$m) SCG Share	240.0
Book Value (\$m)	480.0
Capitalisation Rate (%) <sup>1</sup>	6.75
Economic Yield (%) <sup>2</sup>	7.96
Centre Opened	1978
Centre Redeveloped	2001, 2002/2003, 2017

## Business Partners

Number of Business Partners	280
Experience based offering (%) <sup>3</sup>	48

Centre Composition by GLA	GLA	%
BIG W	7,980	9.4
Event Cinemas	6,970	8.2
Kmart	5,978	7.0
Coles	4,680	5.5
Woolworths	4,411	5.2
ALDI	1,776	2.1
<b>Majors Total</b>	<b>31,794</b>	<b>37.4</b>
Specialties	50,160	59.1
Offices	2,985	3.5
<b>Total</b>	<b>84,940</b>	<b>100.0</b>

Business Partners In-store Sales Information	2021	2022	2023
Total Sales – MAT (\$m)	440	473	514
Total Specialty Sales MAT (\$m)	210	212	223
Avg Sales per Specialty Store (\$'000)	1,175	1,240	1,265
Specialty Sales MAT \$psm (<400sqm)	8,134	7,916	8,284

## Specialty Sales Category Contribution<sup>4,5</sup>

Retail Services	19%
Leisure	8%
Food Retail	4%
Food Dining	19%
Health & Beauty	13%
Fashion	11%
Footwear	2%
Jewellery	2%
Technology	12%
General Retail	3%
Homewares	6%

Refer to page 50 for footnotes.

Trade Area Map | Westfield Local Heroes | Responsible Business Report | Link to Disclaimer



280

NUMBER OF  
BUSINESS  
PARTNERS

84,940m<sup>2</sup>

GROSS  
LETTABLE AREA

\$514m

TOTAL ANNUAL  
RETAIL SALES

4,107

CAR PARKING  
SPACES

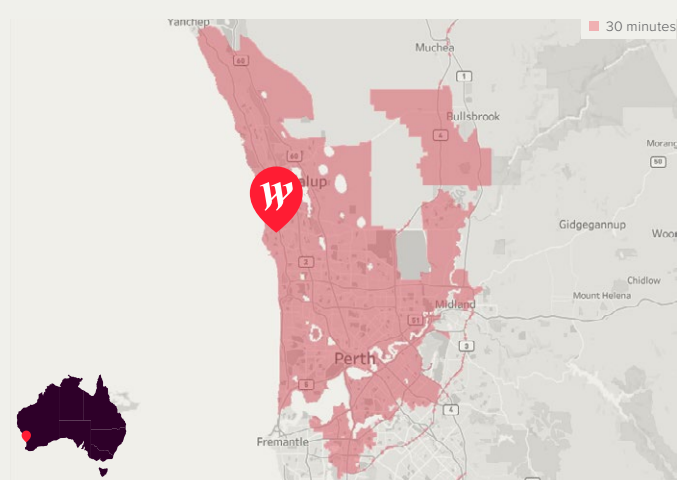
## Customer & Demographics

Customer Visits 2023 (million)	6.7
Customer Visits 2022 (million)	6.5
Customer Advocacy – Net Promoter Score	41
	TTA
Retail Expenditure (\$b)	7.5
Average Household Income (\$)	132,400

## Drive Time

30 Minutes

Population – accessible market	1,080,000
Total Household Income (\$b)	45.9



## Site Area



Image courtesy of Nearmap



# Woden, ACT

Keltie Street, Phillip ACT 2606

Westfield Woden is located eight kilometres south of the Canberra CBD. Centrally located in the midst of government buildings and neighbourhoods of families, professionals and skilled workers, the centre currently caters to a total accessible market of 514,000 residents. The centre is home to David Jones, BIG W, Coles and Woolworths, a Hoyts cinemas complex and a range of business partners including approximately 231 specialty stores. In 2019, Westfield Woden completed a \$21 million redevelopment, introducing a new dining precinct to the centre.

The total retail spend by the Westfield Woden Total Trade Area was estimated at \$9.0 billion in 2023 while the total retail spend by the Main Trade Area was estimated at \$3.9 billion. The total retail spend per capita for the Westfield Woden Main Trade Area was estimated at \$18,287 per annum in 2023, which is 19% above the Sydney Metro average (\$15,426). Household incomes in the Main Trade Area in 2021 (Census) were \$163,300 per annum, 16% above the Sydney Metro average (\$140,500). 83% of workers in the Main Trade Area are managers, professionals or other white-collar workers compared to the Sydney Metro average of 77%.

## Ownership & Site

Centre Owner	Scentre Group (50%), Perron (50%)
Site Area (ha)	9.1
Acquisition Date	2005
Book Value (\$m) SCG Share	290.0
Book Value (\$m)	580.0
Capitalisation Rate (%) <sup>1</sup>	6.25
Economic Yield (%) <sup>2</sup>	7.14
Centre Opened	1972
Centre Redeveloped	1995, 2019

## Business Partners

Number of Business Partners	236
Experience based offering (%) <sup>3</sup>	53

Centre Composition by GLA	GLA	%
David Jones	13,634	18.7
BIG W	8,492	11.7
Woolworths	4,078	5.6
Hoyts	3,778	5.2
Coles	3,400	4.7
<b>Majors Total</b>	<b>33,382</b>	<b>45.9</b>
Specialties	33,797	46.5
Offices	5,548	7.6
<b>Total</b>	<b>72,727</b>	<b>100.0</b>

Business Partner In-store Sales Information	2021	2022	2023
Total Sales – MAT (\$m)	338	381	411
Total Specialty Sales MAT (\$m)	181	206	218
Avg Sales per Specialty Store (\$'000)	1,096	1,235	1,282
Specialty Sales MAT \$psm (<400sqm)	8,394	9,095	9,383

## Specialty Sales Category Contribution<sup>4,5</sup>

Retail Services	14%
Leisure	7%
Food Retail	10%
Food Dining	22%
Health & Beauty	10%
Fashion	11%
Footwear	3%
Jewellery	3%
Technology	16%
General Retail	1%
Homewares	3%

Refer to page 50 for footnotes.

Trade Area Map | Westfield Local Heroes | Responsible Business Report | Link to Disclaimer



236

NUMBER OF  
BUSINESS  
PARTNERS

72,727m<sup>2</sup>

GROSS  
LETTABLE AREA

\$411m

TOTAL ANNUAL  
RETAIL SALES

2,124

CAR PARKING  
SPACES

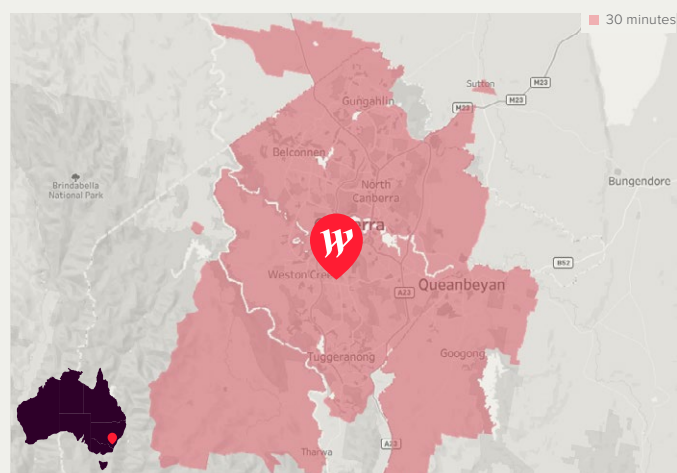
## Customer & Demographics

Customer Visits 2023 (million)	8.7
Customer Visits 2022 (million)	8.3
Customer Advocacy – Net Promoter Score	36
	TTA
Retail Expenditure (\$b)	9.0
Average Household Income (\$)	157,500

## Drive Time

30 Minutes

Population – accessible market	510,000
Total Household Income (\$b)	25.0



## Site Area

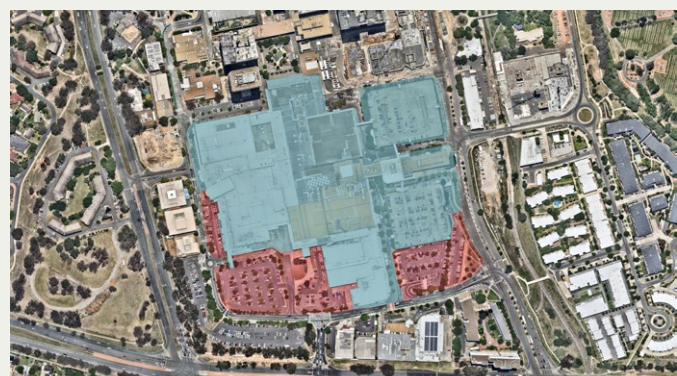


Image courtesy of Nearmap



# Glossary

Term	Definition
Fashion	Contemporary, designer, luxury, youth and mature clothing retailers.
Food Dining	Cafes, juice bars, fast and slow dining.
Food Retail	Fruit and vegetable, butchers, poultry, fish mongers, Asian groceries and delicatessens.
Footwear	General, women's, men's and children's footwear.
General Retail	Discount & variety stores, gifts & souvenirs and florists.
Health & Beauty	Cosmetics, chemists, nail bars, laser clinics, hair salons and barbers.
Homewares	Manchester, home décor, furniture and hardware.
Jewellery	Jewellers of gold, silver, rare stones and watches and accessories.
Leisure	Sporting goods stores, athleisure and outdoor equipment.
Net Promoter Score (NPS)	Measurement of customer loyalty and experience through online reviews and rating.
Retail Services	Optometrist, alterations, key cutting and shoe repairs.
Technology	Pure brand technology stores, technology aggregators, mobile phones and photographic.
TTA	Total Trade Area

# Footnotes

- \* 2022 and 2021 sales and visitation have been impacted by the COVID pandemic which caused restrictions to trading during the year.
1. Retail Capitalisation Rate as per the independent valuation.
  2. Capitalisation Rate adjusted for the benefit of internal and external management.
  3. Experience based offering includes dining, entertainment, health, fitness, finance, education and beauty services, which can only be consumed on-site.
  4. Contribution based on 2023 MAT.
  5. Refer to Glossary for detailed category descriptions.

# Directory

## Scentre Group

**Scentre Group Limited**  
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**Scentre Group Trust 2**  
ARSN 146 934 536  
(responsible entity RE1 Limited  
ABN 80 145 743 862, AFS Licence No 380202)

**Scentre Group Trust 3**  
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**Listing**  
Australian Securities Exchange – SCG

**Website**  
[scentregroup.com](http://scentregroup.com)

*Authorised by the Chief Executive Officer, Elliott Rusanow*

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**Sources**

AU: Urbis; ABS (incl. Census 2021); and trade areas defined using transaction data from CBAiQ (CBAiQ’s data output captures the electronic bank transactions of representative sample of people who purchased at Westfield Living Centres and their associated Trade Areas. Representative electronic bank transaction data is weighted using the ABS 2021 Census to be demographically and nationally representative of the Australian market.). Refer to applicable Westfield Living Centre Trade Area Maps for further trade area information. Drives times were estimated using Google in 2023 (set for a Saturday in August).

NZ: Urbis, Marketview, Stats NZ (incl. Census 2018). Refer to applicable Westfield Living Centre Trade Area Maps for further trade area information. Drive Times were estimated using Open Source Maps.

*Note: Household income estimates are as at the Census year (2021 for Australia, 2018 for NZ), Population and Retail expenditure estimates for 2023 are provided as a guide.*



