

Sovereign Place Town Centre

Q2 2019 Update



Proposed Town Centre. Artist Impression

Port Macquarie's new Town Centre under construction!

Vibrant retail and community hub now leasing at Sovereign Place Town Centre

Sovereign Place Town Centre will be a vibrant 25,000+sqm precinct of retail and commercial space, community facilities, restaurants and entertainment, making it the heart of the local community.

Stage 1 includes 5,200sqm of space anchored by 2,500sqm IGA Supermarket. Designed by global architecture firm, The Buchan Group, the design will capitalise on the idyllic seaside climate, tree lined boulevards, timber arbours, and terraced walkways which will meander

throughout the centre, connecting the retail tenancies with the outdoors.

With a strong focus on environmental sustainability, the Town Centre will be surrounded by the Town Green and Lake. These passive and active recreational zones will add to the overall vibrancy and unique appeal of the Town Centre.

Construction commenced in 2018, with Stage 1 opening Nov 2019.

Positioned for growth

25,000+sqm Centre
5,200sqm Stage 1
Supermarket + specialties
Open end of 2019

Strategically located for success

- Junction of Pacific Highway and Oxley Highway, Port Macquarie
- High traffic visibility
- Serviced by bus routes
- Prime location for regional offices
- 10mins to airport

Capitalise on a thriving community

- Earmarked as the centre of growth for the Mid North Coast region
- 2,400 families living on your doorstep
- 200m from 1,100 students at St Joseph's Regional College
- Surrounded by multiple new housing developments

Construction progress as at March 2019.



Stage 1 - Proposed tenancy mix

■	T01	IGA Supermarket/Mitre 10	2,500m ²	■	T12	Restaurant	55m ²
■	T03	Restaurant	135m ²	■	T14	Retail	75m ²
■	T04	Credit Union	95m ²	■	T15	Retail	90m ²
■	T05	Fashion	95m ²	■	T16	Café	89m ²
■	T06	Homewares	95m ²	■	T21	Dental	100m ²
■	T07	Nail and Beauty	55m ²	■	T22	Medical Centre	260m ²
■	T08	Juice Bar - Kiosk	30m ²	■	T23	Medical and Health	155m ²
■	T09	Retail	97m ²	■	T24	Health and Wellbeing	195m ²
■	T10	Licensed Burger Restaurant	90m ²	■	T25	Office (Level 1)	415m ²
■	T11	Discount Chemist	300m ²	■	T26	Hastings Co-Op (Level 1)	258m ²



The centre of master planned living

Sovereign Hills is the largest master planned community on the Mid North Coast

Developed by Lewis Land Group, this thriving, 2,400 lot lifestyle address is a collection of residential precincts, complete with schooling, childcare, recreation facilities, parks and a vibrant town centre.

Strategically located 10 kms west of the Port Macquarie city centre and 11 kms east of Wauchope, Sovereign Hills is the major development area of the Hastings Region, with significant infrastructure planned to support this growth corridor.

The community is already a hive of activity, 580 lots are currently built or under construction, with 800 lots built or

under construction by 2019/20. The remaining 1,500 lots will be constructed over the following years. St Joseph's Regional College was opened in 2009, with capacity for 1,100 students.

To date, Sovereign Hills buyers have generally consisted of owner occupiers, with a strong composition of either young or mature families. Downsizers and empty nesters also find Sovereign Hills attractive as a better lifestyle choice. Property investors are realising value in the local market, drawing buyers from as far as Sydney and Melbourne as a much more sensible investment opportunity.



Proposed Sovereign Hills masterplan.



Ephraim Island, Gold Coast.

Lewis Land Group

A strong retail and residential heritage

With over 60 years of experience, Australian company Lewis Land Group has developed more than 20,000 residential lots in New South Wales, Queensland and Victoria. Synonymous with Gold Coast waterfront addresses such as Ephraim Island and Sovereign Island, they pioneered the outlet shopping experience in Australia in 1999 on the Gold Coast, with 'Harbour Town' now widely recognised as the leader in outdoor outlet shopping. The business has recently expanded to include hotel and leisure operations in Queensland and New South Wales.

Committed to 'creating exceptional communities and experiences' they strive for innovative yet practical solutions to enhance people's lives. From design and development, sales and marketing, to property management, Lewis Land Group's inhouse management approach ensures a holistic view of all aspects of the development process.

Port Macquarie - a region of growth

One of the fastest growing regional areas in New South Wales

The Port Macquarie - Hastings Local Government Area (LGA) is projected to grow 20% by 2031, to 90,800 people. The local economy is estimated at \$4.7 billion, with a gross regional product of \$3.54 billion.

A considerable capital works program of \$93 million in FY17/18 has bolstered the region's economic potential. Local and State Governments are investing significantly in upgrading roads and major highway connections, with completion of the four-lane Pacific Highway expansion due to open 2017.

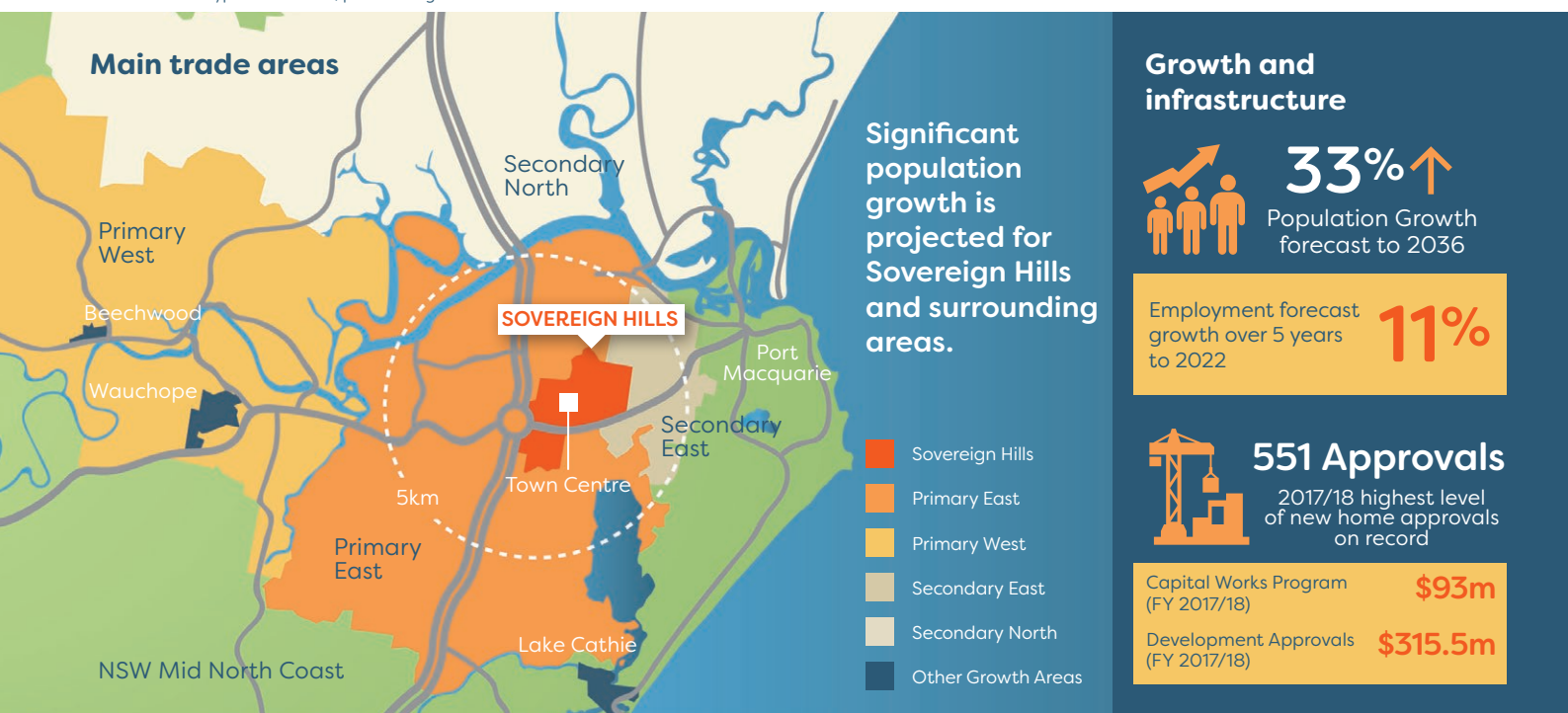
A \$7.5m upgrade to the Port Macquarie airport will be complete end 2019, making it the 5th largest regional airport in NSW.

Source: economyprofile.com.au, pmhc.nsw.gov.au

Development activity is expanding rapidly, with \$315m of building approvals in FY18/19.

Education is a growth industry, with three universities providing a major export opportunity. Charles Sturt University recently opened its \$12 million, 770 student stage one Port Macquarie campus, just 5kms east of Sovereign Hills. Due for completion by 2030, the \$42 million campus will grow to 5,000 students.

Port Macquarie's pristine beaches and 40,000 hectares of natural parks are a major tourist attraction, with over 1.5 million visitors per year. Dining out and recreational shopping are in the top 5 list of things to do when visiting the region.



Sovereign Hills main trade area population, 2006 - 2031

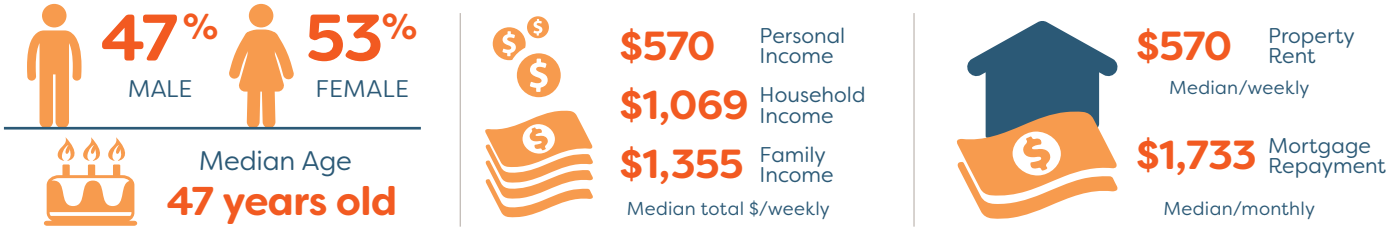
Forecast Population

Trade Area Sectors	2018	2021	2026	2031
Primary East	4,210	5,410	7,660	9,910
Primary West	9,010	9,310	9,810	10,310
Primary Sector Total	13,220	14,720	17,470	20,220
Secondary North	1,860	1,920	2,020	2,120
Secondary East	7,780	8,410	9,610	10,360
Secondary Sector Total	9,640	10,330	11,630	12,480
Trade Area Total	22,860	25,050	29,100	32,700

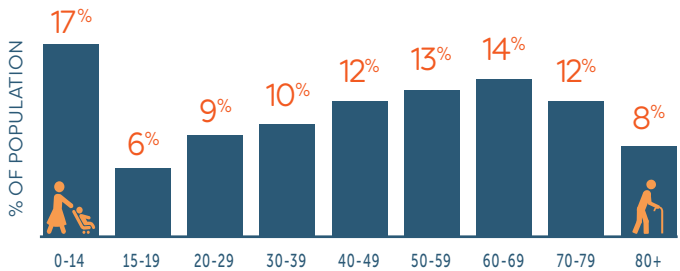
All figures as at June. All figures are based on 2011 SA1 boundary definition with the exception of 2006 which is based on 2006 CCD boundary definition. 2006 and 2011 ERP is calculated using 2011 enumeration factor. Sources: ABS; forecast.id



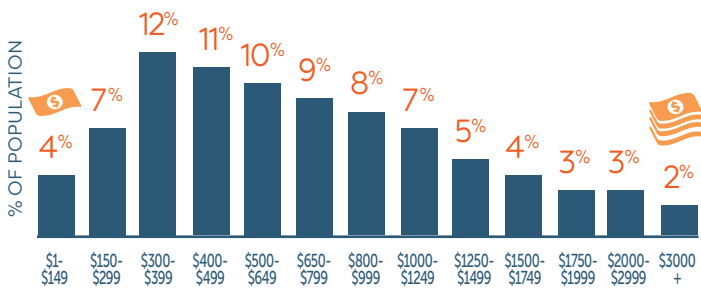
Port Macquarie demographic snapshot



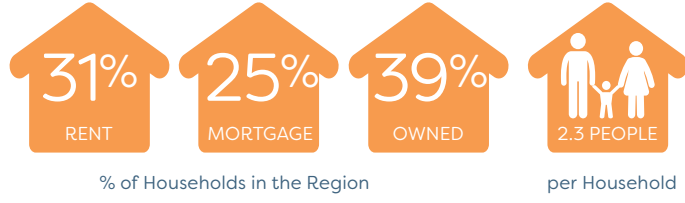
Age distribution



Personal weekly income



Housing



Country of birth



Source: ABS Census Data 2016 Port Macquarie SSC

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