



RETAIL LEASING INFORMATION MEMORANDUM

ARTIST IMPRESSION

4105

Yeerongpilly Green

RIVERSIDE

Welcome to Brisbane's new riverside village.

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Woolworths
Australia's fresh food people

4105

Yeerongpilly Green
RIVERSIDE



Your opportunity.

Consolidated Properties Group's Yeerongpilly Green is an \$850m, mixed use – master planned project, strategically located at Yeerongpilly and 7km south east of the Brisbane CBD.

The TOD project is being undertaken in a joint venture between Consolidated Properties Group, CVS Lane Capital Partners and the Queensland Government.

The new urban village will comprise numerous key precincts, namely commercial, retail, residential and entertainment, including parkland and recreation areas. Stage one, anchored by Woolworths supermarkets, includes approximately 11,600m² of Retail, 7,000m² of Commercial Offices and 101 luxury residential apartments and townhomes.

Upon completion it will boast 20,000m² of commercial/retail, 1500 dwellings, 3,000 new residents and become a destination of choice for working, shopping, dining, and recreation. The community will set a new benchmark in amenity as a true destination, drawing visitors, workers, customers and residents from surrounding suburbs and from greater Brisbane.



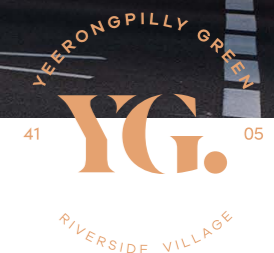
Strategically located at the centre of the Yeerongpilly Green precinct is the Riverside Village. The Riverside Village will be a large, modern, mixed use, retail, commercial, dining and entertainment offering.



Becoming Brisbane's flagship dining, retail and entertainment destination, the centre will dominate its large catchment, drawing from a wide geographical spread across south-west Brisbane and beyond. Designed by award winning architects BVN, the retail village will comprise the following key elements:

- Modern, full line Woolworths supermarket
- 1 level of boutique commercial office
- 1 level of secure, easily accessed, basement car parking
- Abundance of specialty retail
- Dining Precinct – catering for a broad range of experiences
- Major Gym and wellness precinct

The opportunity exists for the astute specialty retailer or restaurateur to secure early, a prime retail tenancy within this exciting project. The developer will work with a select group of 'first movers', to ensure appropriate tenant mix, location and terms. Registration of interest is encouraged.





Your riverside neighbourhood.

Yeerongpilly Green is a diverse neighbourhood, precision planned to help the community enjoy life to the full. The site is inspired by Queensland character and heritage and is located just 6km south of the Brisbane CBD. The masterplanned, mixed use precinct is strategically located between the suburbs of Tennyson, Graceville, Chelmer, Sherwood, Moorooka, Yeronga and Yeerongpilly. The connected site also sits at the heart of the village, in between the Yeerongpilly Train Station, the Queensland Tennis Centre (Pat Rafter Arena) and the Brisbane Golf Club.

Your trade area.



Primary Central.

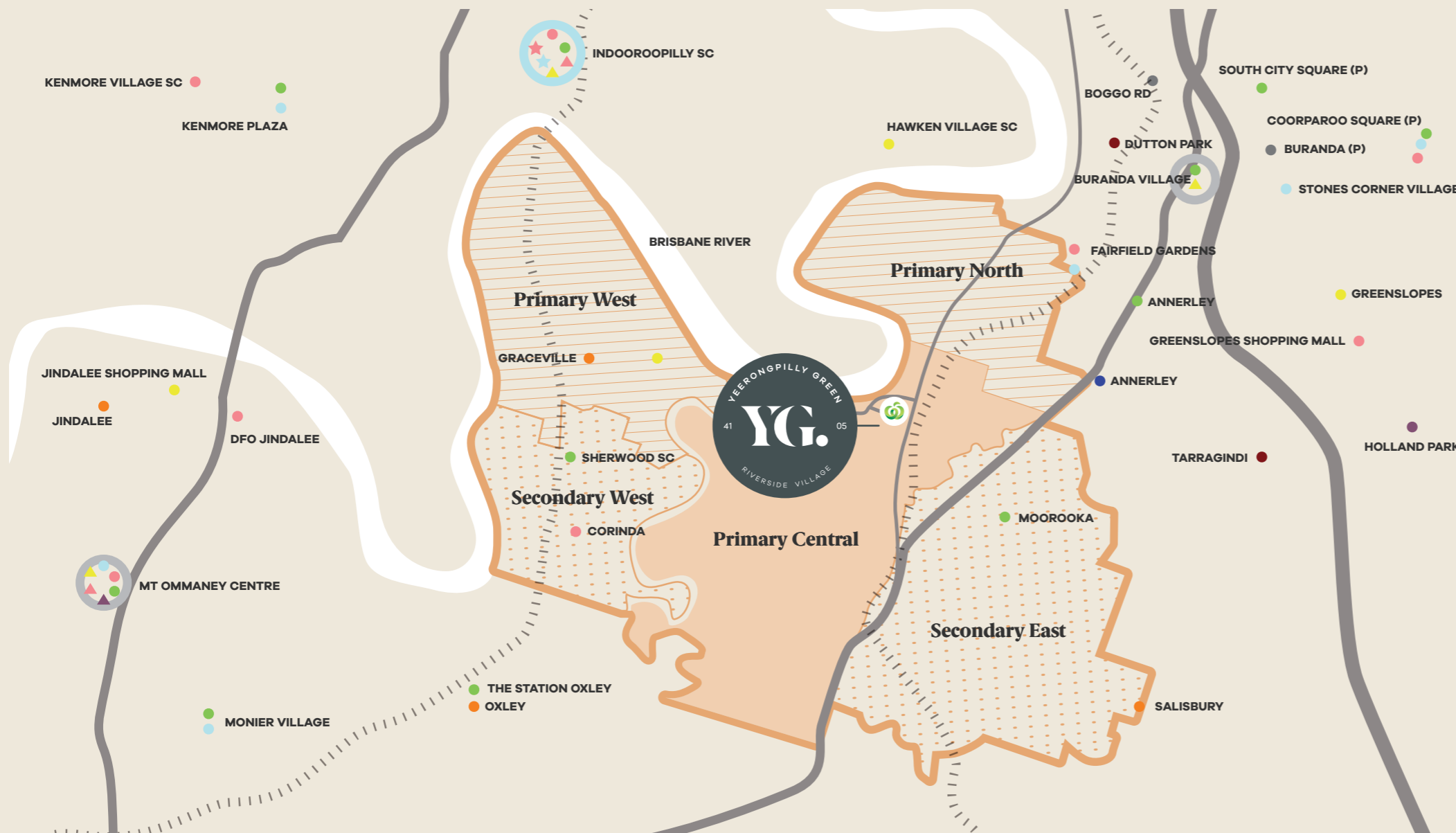
The primary central sector includes the suburb of Yeerongpilly, Tennyson and Rocklea as well as the immediate surrounding areas bounded by the Brisbane River to the north, Oxley Creek to the west and the railway line/ Ipswich Road to the east.

Primary & Secondary West.

The primary west sector includes the suburbs of Graceville and parts of Sherwood. The secondary west sector contains parts of the suburb of Sherwood, Chelmer, Tennyson as well as Corinda. Primary West & Secondary West Residents are serviced only by smaller supermarket offers at the moment and are likely travelling to Indooroopilly Shopping Centre when seeking a full line supermarket. It is expected that these consumers will become regular shoppers at Yeerongpilly Green.

Primary North & Secondary East.

The primary north sector comprises parts of the suburbs of Yeronga and Fairfield. The secondary east sector encompasses the suburb of Moorooka. Primary North Residents have access to Coles and Aldi at Fairfield Gardens, but are expected to travel to Yeerongpilly Green given the proposed destination-retail uses.



Your new lifestyle precinct.



The centre is well supported by a variety of uses, creating a true riverside lifestyle precinct within the Main Trade Area that is unrivalled. A breakdown of the major precinct tenant mix and areas are listed as follows:

Full-Line Woolworths	3,200m ²
Health, Fitness & Wellbeing	2,200m ²
Service Retail	1,350m ² (12 shops)
F&B Retail	1,500m ² (7 shops)
Commercial office	Various buildings



Project Retail Sales.

2020/2021: \$64.5m

Retailers	20
Retail Area	6,000m ²
Car parking	320 approx.
Supermarket Sales	\$42m
Speciality Retail Sales	\$24m
Large Format F&B Retail	\$8.5m



Your economic profile.



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Around 5,600 workers are employed in the worker trade area, with this figure projected to increase to 7,900 by 2026.

The retail spending market generated by workers is estimated at around \$12 - \$16 million near their place of work, dispersed across a wide range of facilities. The economic profile of the trade area is consistent of an area with an affluent income resident who would have a strong affinity with an urban village development.



40,310

MAIN TRADE AREA LOCAL POPULATION



37.1 Years

AVERAGE AGE



\$12m - \$16m

WORKER POPULATION RETAIL SPEND



\$75m*

RETAIL SPEND IS TRADITIONALLY DEPENDENT ON LOCAL MAIN TRADE AREA SPEND



\$582.8m

MAIN TRADE AREA (LOCAL) RETAIL SPEND



7,800

WORKER POPULATION



49.2%

HIGH PROPORTION OF FAMILIES WITH DEPENDENT CHILDREN



90,000

PEOPLE ATTENDED THE BRISBANE INTERNATIONAL IN 2018

*approx



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Your trusted team.



Consolidated Properties Group

Consolidated Properties Group is one of Australia's most active and experienced development companies, having been in operation for over 40 years. Privately owned, the company has delivered more than 200 development projects along Australia's eastern seaboard. These developments are valued in excess of \$3 billion and include more than 40 metropolitan and regional supermarkets and retail centres, 25 commercial offices, and a range of large-scale residential, resort, and marina projects.

Consolidated Property Group's experience in landmark, large-scale developments with long-time horizons includes the 15-year, \$1 billion master-planned Casuarina Village project, just south of the Queensland border, the 10-year \$600 million master-planned Cornerstone Living project at Coopers Plains in Brisbane, and Yeerongpilly green, an \$850 million mixed use master planned development in conjunction with Economic Development Queensland.



CVS Lane Capital Partners

CVS Lane Capital Partners is a specialist property finance and investment business established in 2011. Working with a national network of property and investor clients, the company has active involvement in transactions in Victoria, New South Wales, and Queensland.

CVS Lane works across a strong and diversified pipeline of property finance transactions, providing investors the opportunity to co-invest in a range of structured debt, mezzanine and equity projects. Since inception, CVS Lane has raised in excess of \$1 billion across almost 90 transactions with an end value of more than \$4 billion.

Yeerongpilly Green is one of more than 10 projects CVS Lane has developed with investment partner Consolidated Properties Group.



Hutchinson Builders

Hutchinson Builders is Australia's largest privately-owned construction company. Over 100 years and five generations, they've placed family values at the core of every structure, every team, every task – leaving behind a rich history and constructing a bright future ahead. Hutchies is all heart. There's something about their culture that sets them aside from other large businesses. It's not easy to describe yet is so easy to see and feel. They take care of their people and are leaders in the skills development, training and employment space.

With offices across the country Hutchies is your truly local national builder delivering across all markets, all scales and in any location. Safety, quality and cost control are key drivers for Hutchies people to ensure expectations are exceeded across the board – because they care about their reputation. Annually they construct around 300 projects, maintain a healthy and strong balance sheet and are actively involved and give back to local communities they work within.



Your plan.

Ground Floor



Yeerongpilly Green – Brisbane’s most exclusive riverside lifestyle precinct and offers retailers the opportunity to join major retailers Woolworths. This retail offering has been expertly designed to service the significantly underserved Main Trade Area and the extensive residential offering within the development.

This project is further underpinned by proximity to Brisbane’s CBD door step access to public transport via the Yeerongpilly Rail Station. We invite all prospective retailers to contact our team to ensure you are a part of this one of a kind, urban retail and dining destination.





DREAM BEAN CAFE

YG RIVERSIDE VILLAGE

QUEENS WAY

ONE WAY

Globe Trekker

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Yeerongpilly Green

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