









investor day

agenda

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Note All figures as at 31 March 2017, unless otherwise stated.



our strategy

Chris Gudgeon

 ***we're committed to
creating exceptional places
that engage people through
great experiences***

we are guided by our vision, objective and goals



our vision

to deliver New Zealand's best retail and workplace experiences

our objective

to provide investors with a reliable investment in New Zealand property, targeting superior, risk-adjusted returns over time through the ownership and active management of a diversified, high-quality portfolio

our goals

long-term total returns

>9% per annum



pre-tax funds from operations per share growth

>2% per annum



we have a clear investment strategy



our investment strategy

we invest in a diversified portfolio of retail and office assets that are expected to outperform by consistently attracting high levels of tenant demand

our core portfolio

Auckland	we have a bias to Auckland given its superior prospects for economic, population and employment growth
retail assets	<p>we target</p> <ul style="list-style-type: none">- dominant regional shopping centres- large format retail centres <p>that are in</p> <ul style="list-style-type: none">- the 'golden triangle', comprising Auckland (in particular locations favoured by the Auckland Unitary Plan), the Waikato and the Bay of Plenty- regions outside of Auckland with positive growth prospects
office assets	<p>we target</p> <ul style="list-style-type: none">- prime-grade assets in Auckland- Wellington assets that attract long-term government leases

third party management

we also manage properties for third parties and joint owners to diversify our revenue streams and leverage our management platform

we have a clear investment strategy

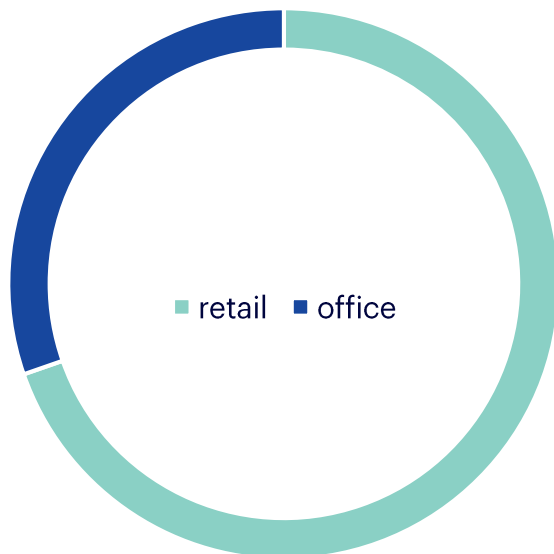


why we are diversified

diversification delivers superior risk-adjusted returns over time by reducing the volatility of income returns

sector diversification

by investment portfolio value



benefits of diversification

- > enables consistency of income through the cycle
- > provides flexibility to allocate capital to individual sector opportunities that have the superior business case at a point in time
- > stock selection rather than sector weighting
- > provides the ability to 'dial up' or 'dial down' different sector streams at appropriate times in the cycle
- > accommodates limitations of the New Zealand market with a finite pool of investment grade assets

we have a clear investment strategy



why Auckland and the 'golden triangle'

- > 70% of New Zealand's population growth to 2043 is expected to come from the 'golden triangle'
 - Auckland is forecast to account for 56% of total population growth
 - Waikato and the Bay of Plenty rank third and fourth respectively in terms of population growth forecasts to 2043 (9% and 5% respectively)
- > by 2043, 55% of New Zealand's population will live in the golden triangle (up from 49% now)

Source Statistics New Zealand (Feb-17). Projected population of regional council areas.

we are focused on delivering exceptional experiences



for our people

- > flexible working arrangements
- > policies that support diversity
- > focus on health and wellbeing
- > workplace agility
- > remuneration and alignment
- > learning and development



for our shoppers

- > dining, entertainment, leisure and personal services
- > focus on the 'social' aspect of shopping centres
- > valet parking
- > digital wayfinding
- > improved social media content



for our office workers

- > end-of-trip facilities
- > car sharing
- > concierge
- > vertical communities
- > premium office services
- > ground floor dining options

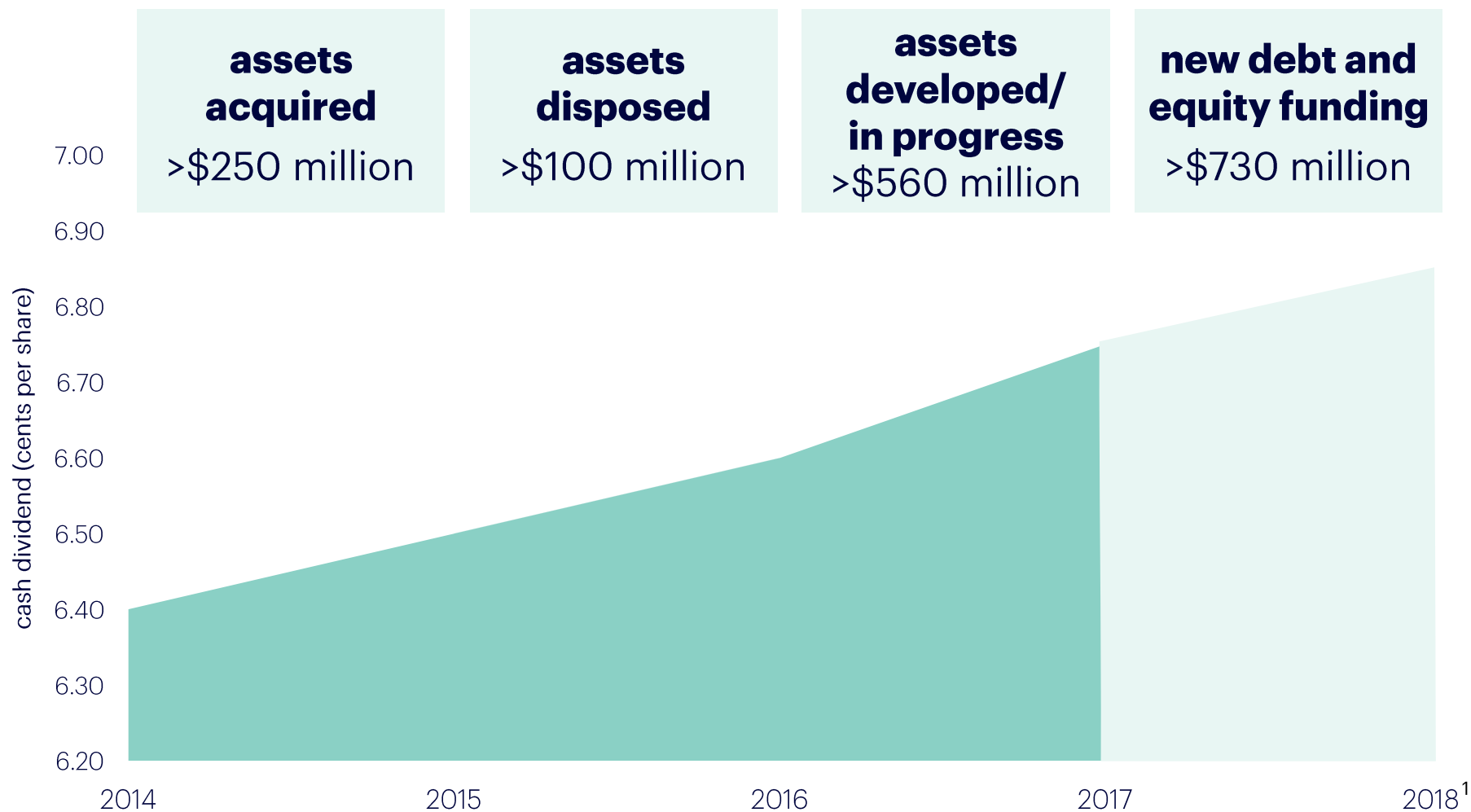


for the community

- > staff volunteering
- > electric car charging stations
- > cleaner energy solutions
- > waste reduction
- > health and fitness programmes
- > parent groups
- > live events
- > Keystone Trust

delivering on strategy

key highlights since internalisation (13 December 2013)



Note 1 FY18 guidance, subject to a continuation of reasonable economic conditions.

we've created a stronger portfolio

key metrics since internalisation (13 December 2013)



total investment portfolio value grown

from **\$2 billion** to **\$3 billion**

Auckland investment
now comprises

61% (62%)

of total investment portfolio value

the **'golden triangle'** investment
now comprises

70% (68%)

70% (67%)

of total investment portfolio value is weighted to the **retail portfolio**

weighted average lease term

5.6 years
(4.7 years)


occupancy

99%
(97%)



exceptional people

Kylie Eagle and Gavin Parker

 ***free to be, and inspired
to do, our best together***

diverse and powerful platform enabling growth



- > 180 positions covering all aspects of property investment
- > diverse workforce by age, gender and ethnicity
- > spread across nine locations
- > organised to deliver on strategic objectives
- > strong alignment between employee and company performance
- > competitive MER

our values define who we are and the way we work



we're people people

We're approachable and welcoming. We're willing and able. We're all for people. Ultimately what we build, improve and protect are places for people.



we have a passion for excellence

We create exceptional places and experiences for investors, tenants, customers and our people. We're creators of wealth and returns. We aim for excellence in everything we do and strive for continual improvement.



we lead

We take a leadership stance; we're always innovating. We set new benchmarks to lead the way. We're open minded and available to embrace new ideas and feedback. We lead by example, always mindful that our stakeholders rely on us.



we do what's right

Integrity lies at our heart. We bring honesty and reciprocal respect to all our dealings. We're honest and transparent. We've earned the trust of our investors, tenants, customers and our people, and we work hard to never take it for granted.

evolution of our people and culture strategies

key highlights since internalisation



■ remuneration and performance framework

aligned to strategy and goals

■ organisational restructure aligning teams to strategic objectives



■ The Base acquisition and increase in resourcing to enable growth in assets under management

■ HR evolves to People and Culture

■ 'Workplace' digital communications channel launched

■ diversity objectives implemented



2014

2015

2016

2017

2018



■ Kiwi Property values launched

- organisational culture defined
- Employee Share Ownership Plan launched
- flexible working policy implemented

■ Leadership Development Programme launched

■ internal communications refreshed

■ annual pay equity review implemented

■ talent framework launched

■ recognition framework refreshed



- workplace evolution – new premises and ways of working
- employment brand launch

evolution continues

workplace is redefined for the future



free to be, and inspired to do, our best together

what it looks like

- variety of work spaces
- shared meeting spaces
- unassigned seating
- paper-less, reduced storage
- document management systems
- utilisation-based design, 8:10 desk ratio


benefits

- productivity
- collaboration
- flexibility
- wellbeing
- efficiency
- agility
- tenant showcase



sustainability – balancing people, planet, profit

Jason Happy

 ***we are focused on
delivering the right balance
between people, planet and
profit to continue building our
resilience and endurance***

“the goal of resilience is to thrive”

Jamais Cascio, Futurist

- > 20+ years in business has taught us the value of resilience
- > we are focused on delivering the right balance between people, planet and profit to continue building our resilience and endurance





- > 50 separate community programmes to retain and develop strong community support

case study

'kiwifit' community fitness programme

- > we have over 5,000 active walkers across three centres

benefits

- > strong social connection
- > eyes and ears
- > advocacy group
- > brand loyalty
- > generates in-centre sales



- > from 2008 to 2017, energy, waste and water reduced by 30%, 24% and 21% respectively

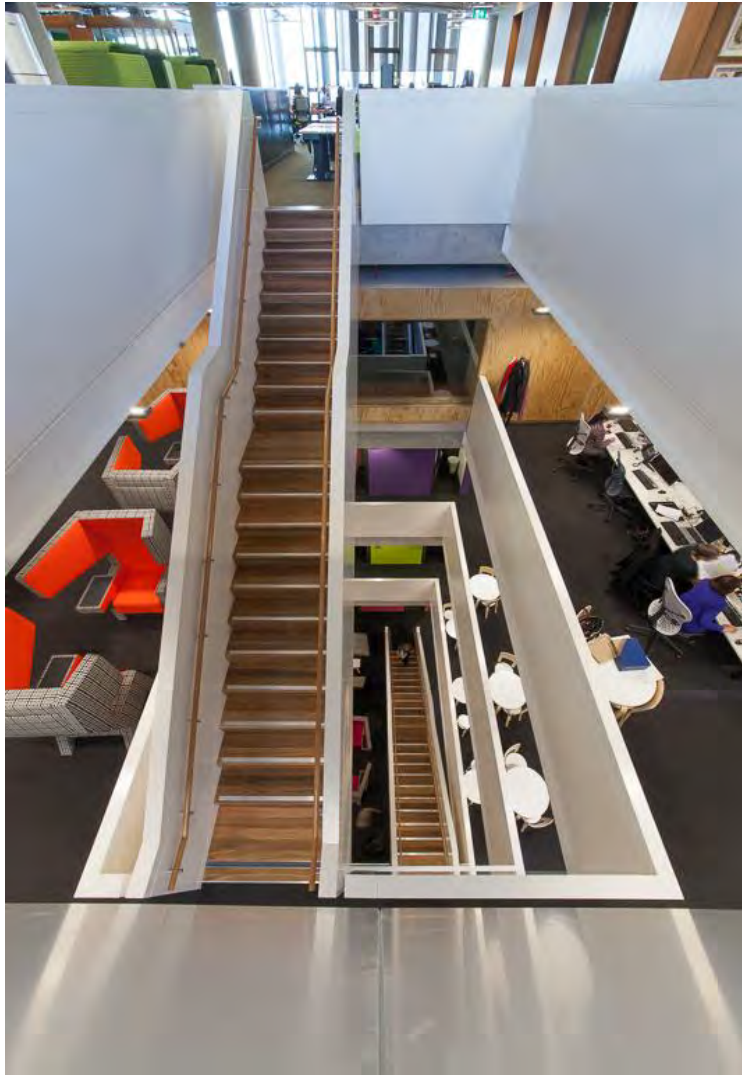
case study

electric vehicle charging stations

- > nationwide roll-out to our shopping centres
 - 22 free stations across five centres
- > joint venture with Meridian Energy
- > Tesla spaces at The Base – first shopping centre super chargers in New Zealand

benefits

- > supports early adopters
- > derives community benefit
- > allows us to understand market trends and future real estate influences



- > to thrive, we need to anticipate and respond to changes in market and regulatory demands

case study

reducing our carbon footprint

- > our carbon footprint has reduced by 34% over our 2012 base year
- > only NZX entity to achieve A rating 'Leadership Level' in the Carbon Disclosure Project

benefits

- > maintains asset relevancy
- > protects against external market influences
- > increases shopper dwell time within our centres

“the goal of resilience is to thrive”

Jamais Cascio, Futurist

- > we've been here 20+ years and have built resilience through many storms
- > as a sustainability leader, we continue to build resilience, giving us confidence we'll thrive well into the future





exceptional places to shop

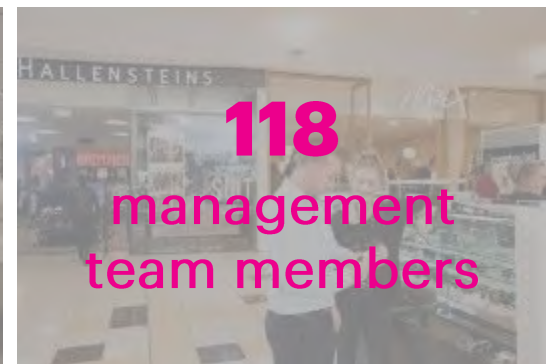
Karl Retief

 ***our shopping centres'
retail mix is constantly
evolving and delivering
exceptional social
experiences***

our properties are diverse environments that connect
people through great experiences



we are New Zealand's leading retail owner



how our sales were generated in FY17



959
tenants

~200 BAU
leasing
transactions

~2,000
retail
activations

~90
store
upgrades

annual retail sales of \$1.7 billion

>50 million
shoppers
annually

7 websites
with **2 million**
visitors
per year

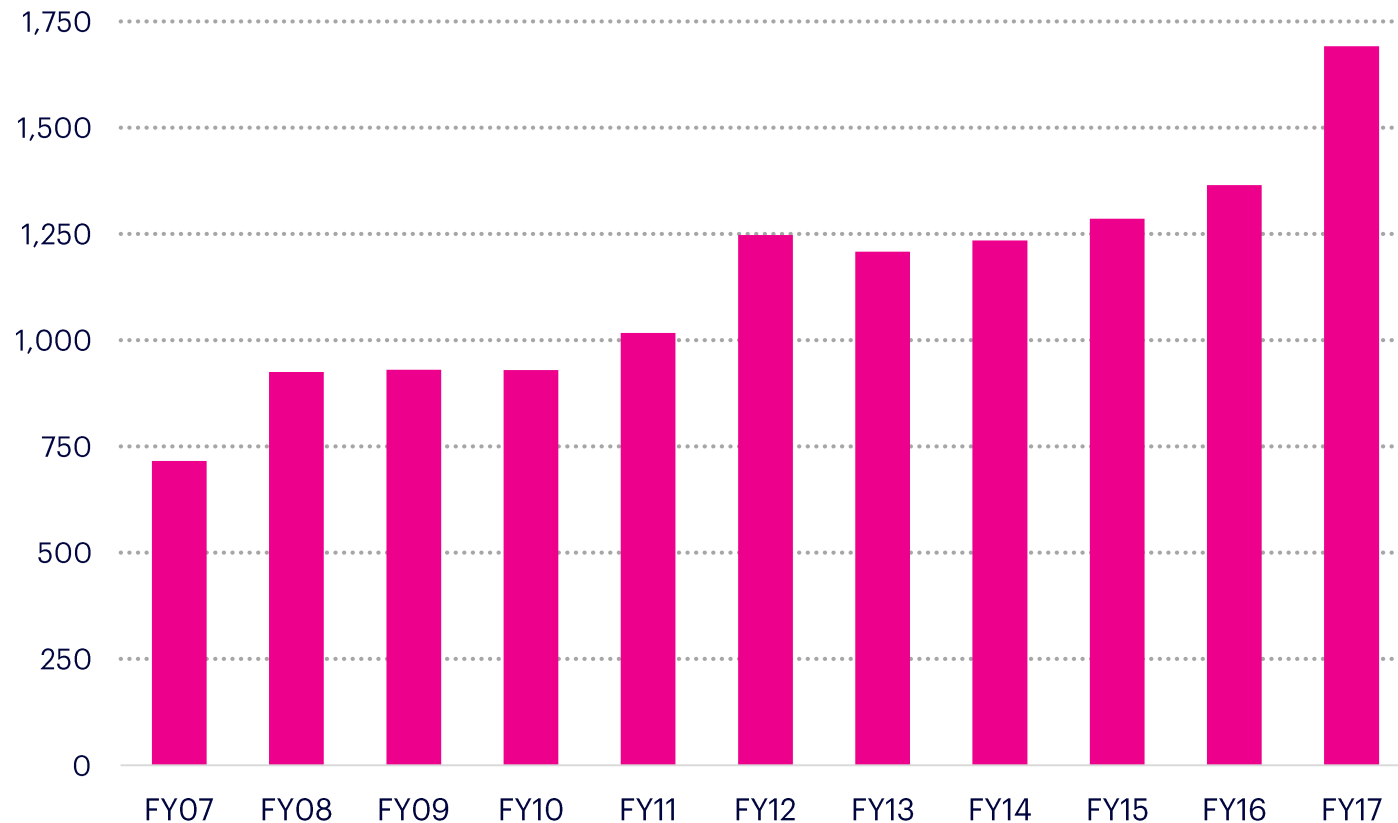
7 facebook
pages
with over
144,000 fans

93,000
customer email
addresses

our retail sales are growing



annual retail sales (\$m)¹



Note 1 Excludes Lifestyle Centres.

how the retail market is changing



trend

our response



consumer demand for better experiences

- > actively research markets for lifestyle, services and food retailers driving sales growth in these categories
 - cosmetics, beauty, health and wellbeing a growing focus
 - cinema resurgence
 - social food options, day/night
- > portfolio-wide connectivity will enable closer relationships with consumers
- > increasing mixed-use: gyms, medical, offices and service retail



continued strong demand from international retailers

- > increasing demand from customers for new and exciting stores
- > new international flagships driving strong foot traffic, sales and length of stay
- > some impact on retailers who have not adapted to the changing retail landscape



technology is changing the shopping centre landscape

- > merging physical and digital consumer experiences
- > increasing application of operational technology in-centre
- > operating, leasing and development decisions to be enhanced by data insights
- > the digital process is an ongoing exploration of opportunities

enhancing the quality of our portfolio

key highlights since internalisation



■ settled the acquisition of Sylvia Park Lifestyle



■ completed 'The Brickworks' at LynnMall



■ opened all Westgate Lifestyle



■ fashion retailers H&M and Zara open their first ever stores in NZ at Sylvia Park

DEC
2014

SEP
2015

NOV
2015

MAY
2016

JUL
2016

AUG
2016

OCT
2016



■ settled the acquisition of a 50% interest in The Base for \$192.5m and commenced management of the entire centre



■ settled the sale of Centre Place - South for \$46.8m



■ investing in dominant regional assets

■ increasing our exposure to large format retail

■ disposing of non-core assets

■ creating exceptional places at our core retail assets

enhancing the customer experience

key highlights since internalisation



2014

- first ever electric vehicle charging stations turned on

2015

- endorser brand “a kiwi property” rolled out
- augmented reality campaign launched nationally
- expanded marketing capability - appointed National Marketing Manager

2016

- re-launched all retail websites
- appointed Digital Marketing Specialist
- digital carpark management system installed at Sylvia Park
- electric charging stations rolled out to four further centres
- purple wifi installed at Sylvia Park
- ‘Activate’ re-launched
- sponsored TVNZ’s Kiwi Living

2017

- digital carpark management system installed at LynnMall
- launched new fashion blogger content
- Tesla launch first to New Zealand electric vehicle charging stations at The Base
- rebranded ‘kiwibubs’ and ‘kiwifit’
- completed major ‘Kiwistyle’ campaign
- appointed Carpark Logistics Analyst

our marketing positioning strategy



core purpose

to create exceptional retail experiences for exceptional New Zealanders

positioning

Kiwi Property is the leading shopping centre experience that begins and ends with the needs of New Zealanders

value proposition

Kiwi Property delivers exceptional retail experiences for customers and tenants through a deeper understanding of the 'new' New Zealand and its people

big idea

the meeting place

why belonging is powerful



meets unrecognised needs
= advocacy

community
togetherness

belonging

meets wants
= loyalty

world-class
personal
rewarding

experience

meets needs
= satisfaction

loyalty
range of retailers
carparking

convenience

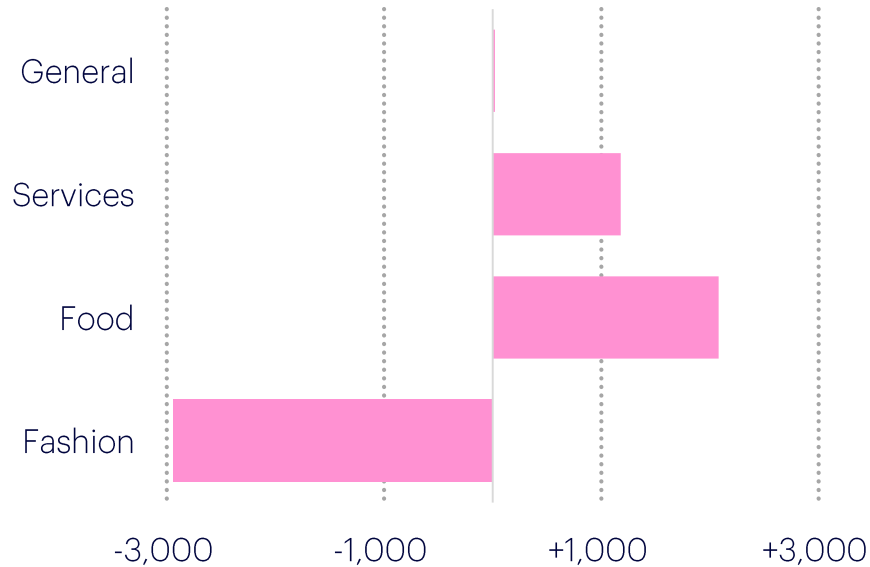
the shopping centre of the future



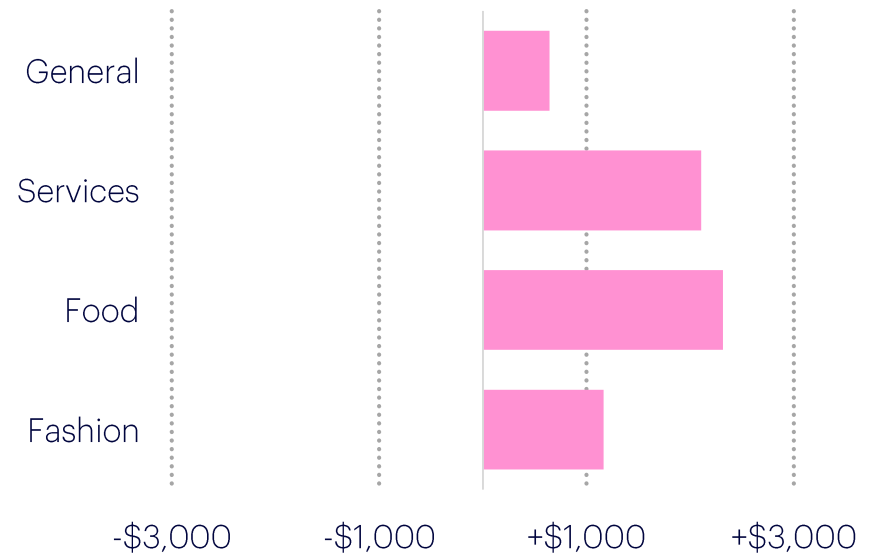
greater productivity from improved retailer mix



specialty retail composition change
2011 to 2017 (NLA sqm)



specialty retail productivity change
2011 to 2017 (sales/sqm)



creating exceptional places to shop



food and beverage



health and beauty



wellbeing



H&M
ZARA

and others

international fashion brands



lifestyle, leisure, entertainment



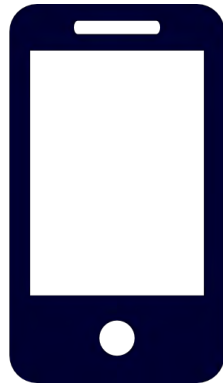
jewellery and cosmetics

our centres are responding



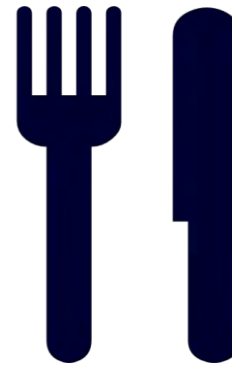
pharmacy and
wellbeing

+6.5%



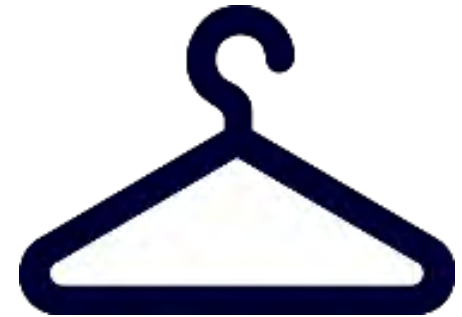
commercial
services

+6.2%



food

+4.8%



fashion

+3.7%



right tenant, right location

Aubrey Cheng

 ***delivering the retailers
that New Zealanders want***





ACT IN PARTNERSHIP WITH RETAILERS TO ACHIEVE A WIN-WIN SOLUTION



ACTIVATE



**RETAIL
DESIGN**



**NATIONAL
MARKETING**



**RESEARCH AND
DATA ANALYTICS**



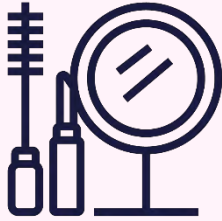
**DIGITAL AND
SOCIAL MEDIA**



**RELATIONSHIP
MANAGEMENT**



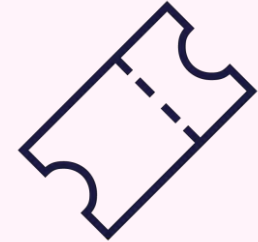
**RETAILER
SUPPORT
SERVICES**



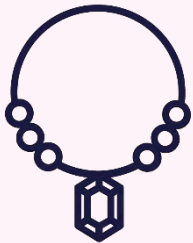
HEALTH AND
BEAUTY



FOOD AND
BEVERAGE



LEISURE, LIFESTYLE AND
ENTERTAINMENT



COSMETICS AND
JEWELLERY



FINANCIAL AND
MEDICAL SERVICES



INTERNATIONAL AND
HIGH STREET RETAILERS

new brands and flagships



▲
H&M, Sylvia Park

Zara, Sylvia Park



new brands and flagships



▲
Adairs, Sylvia Park

Kiehl's, Sylvia Park



new brands and flagships



▲
Converse, Sylvia Park

▼
Cotton On Kids, Sylvia Park



evolving retailers/brands – local retailers, best-in-class



▲
Glassons, Sylvia Park

Barkers, Sylvia Park
▼





▲
Stirling Women, Sylvia Park

North Beach, Sylvia Park



'Activate' – what is it?



- > consumer engagement proposition, leveraging off our foot traffic
- > transition from traditional product sellers into premium offerings
 - digital
 - media and brands
 - brand partnerships
 - activations
 - experiential retail
 - retail incubator for start-up/new concepts
 - pop-ups
- > elevates customer experience providing interaction, stimulation, vibrancy and is ever changing

digital case study

- > Kiwi Property is one of oOh!Media's major retail media partners across Australia and New Zealand
 - throughout our portfolio we currently have 196 digital screens



'Activate'

Ford Mustang launch at Sylvia Park with their world-first pop-up at a shopping centre



'Activate'

Cooperative Bank – Kiosk and touch screens first to market at Sylvia Park





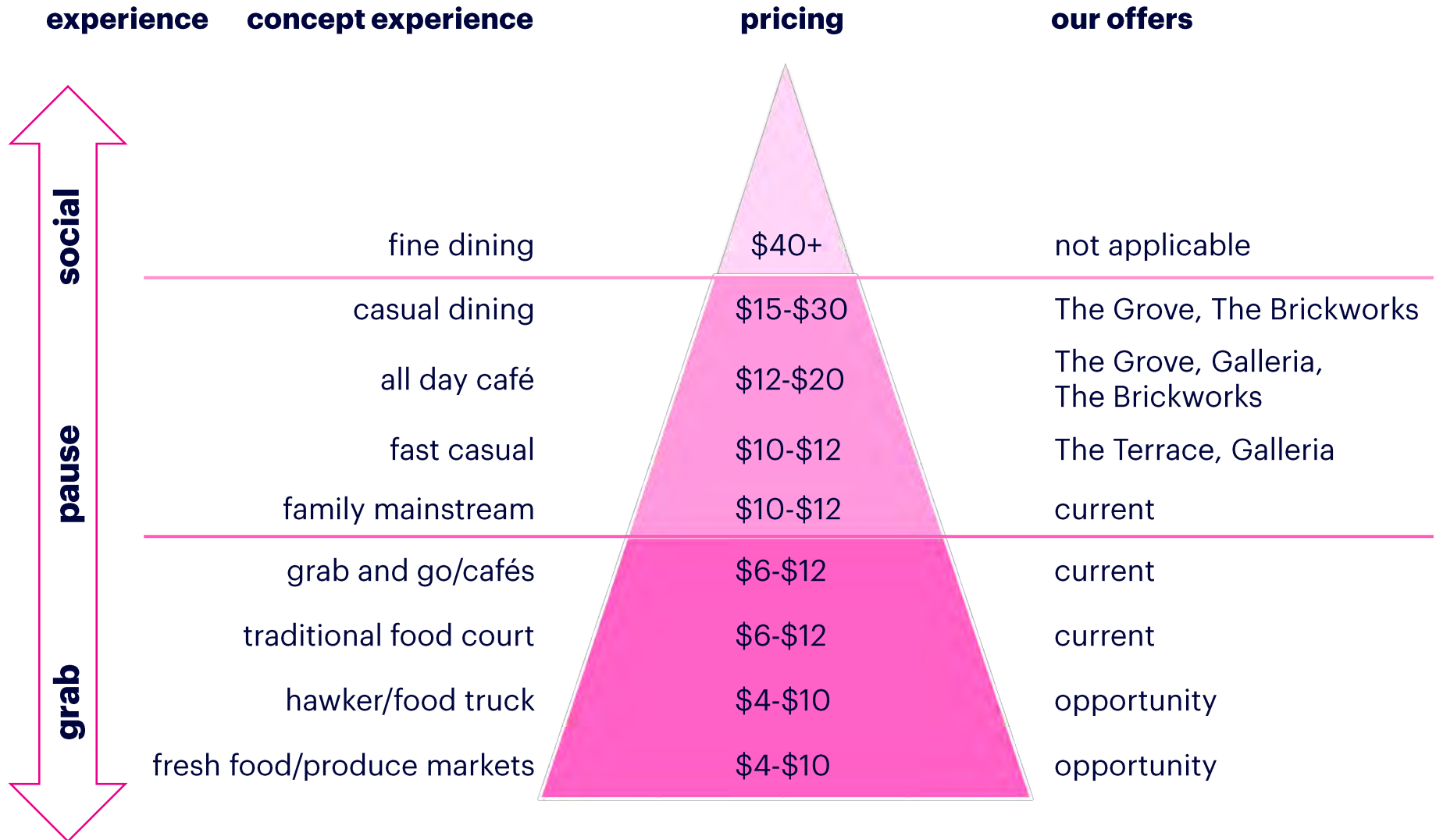
'Activate'

Air New Zealand grabaseat 11th birthday celebration at Sylvia Park

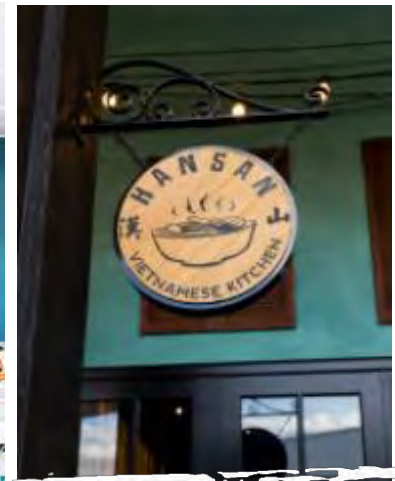


food and beverage strategy

elevated experience across 'grab, pause, social'



food and beverage case study – The Brickworks, LynnMall



Bodrum, Cleaver & Co, Goode Brothers, Hansan, Meso, Shaky Isles, wagamamas



case study: the food evolution at North City



above: Taco Cantina

above right: O & Bowl

aside: Mint



case study: the food evolution at Sylvia Park



PappaRich, Sylvia Park ▼



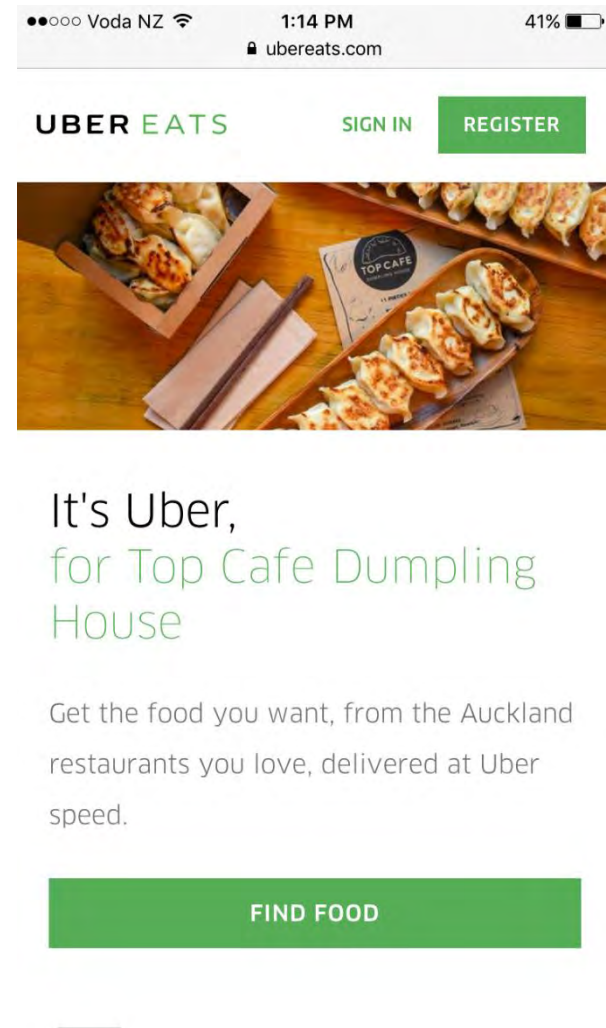
Better Burger, Sylvia Park ▼



where to next?



- > Uber Eats
- > precinct brand partnerships
- > Activate pop-ups





FOOD IS THE NEW BLACK

A SERIES OF PLACES &
EVENTS AT
SYLVIA PARK...

FRANCIS LOUGHRAN
FUTURE FOOD

THE GROVE

AGENDA

The Business of Food

Trend Setters

Kiwi Property - Food is the Future

Success Factors

Local is Good

Standing Out

Shopping Centres are Changing



KIWI PROPERTY | FUTURE FOOD – JULY 2017



THE BUSINESS OF FOOD

CREATING EXPERIENTIAL FOOD
AND HOSPITALITY EXPERIENCES IS
AS SIMPLE AS IT IS COMPLEX.
IF WE BREAK IT DOWN TO IT'S
CORE, IT COMES DOWN TO
ONE THING:
PEOPLE!



THE BUSINESS OF FOOD

- › The “foodie” generation dominate
- › The shift from a service to a destination
- › Fast food/chain brands no longer dominate
- › The element of predictability is gone
- › Customers are no longer willing to tolerate mediocrity



MEET YOUR CUSTOMERS

F&B CONTINUES TO GROW

- › In 2016, Kiwis spent almost \$9 billion on dining out, mainly handed over at cafés and restaurants, takeaway outlets and bars *Statistics New Zealand
- › In New Zealand, in the last decade, spending on eating out increased 57% *NZ Herald
- › Urban New Zealanders eat out up to 3.5 times per week *NZ Herald
- › This year, millennials will have the power to outspend the Baby Boomers, spending \$33 million on restaurant meals each month *NZ Herald
- › Millennials go out to eat more often than Gen X or Baby Boomers, according to the analysts * Business Insider
- › 53% of the group goes out to eat once a week, compared with 43% for the general population * Business Insider

F&B CONTINUES TO GROW

› The number of people who often buy takeaway food to eat at home has increased by half in the past 2 years *Nielson Consumer and Media Insights 2017

› Average weekly F&B spend increased from \$49 in 2012/13 to \$63 in 2015/16

*Statistics NZ, 2016

› The proportion of households that reported eating out increased from 43.3% to 51.5% *Statistics NZ, 2016

› The consumer price index indicated restaurant meal prices increased 5.2 percent from June 2013 to June 2016 *Statistics NZ, 2016

THE FUTURE OF FOOD AT SYLVIA PARK

- › The Grove
- › The Dining Terrace
- › Food as an anchor for the Centre
- › Evening Economy potential
- › Operating within a service economy
- › Future growth in F&B GLA?
- › U.S.P - Food is the opportunity for a genuine & sustainable point of difference

KIWI PROPERTY | FUTURE FOOD – JULY 2017



2017 TOP F&B TRENDS

- › A Culture of Excellence - Shopping Malls
- › Casualisation of Dining
- › Nordic Delights
- › Integrated Food Halls
- › Chef Concepts
- › New to Market - Bespoke Offers
- › Entertainment, Food, Experience
- › Customer Facing Service in Retail
- › Food & Hospitality - Internet proof

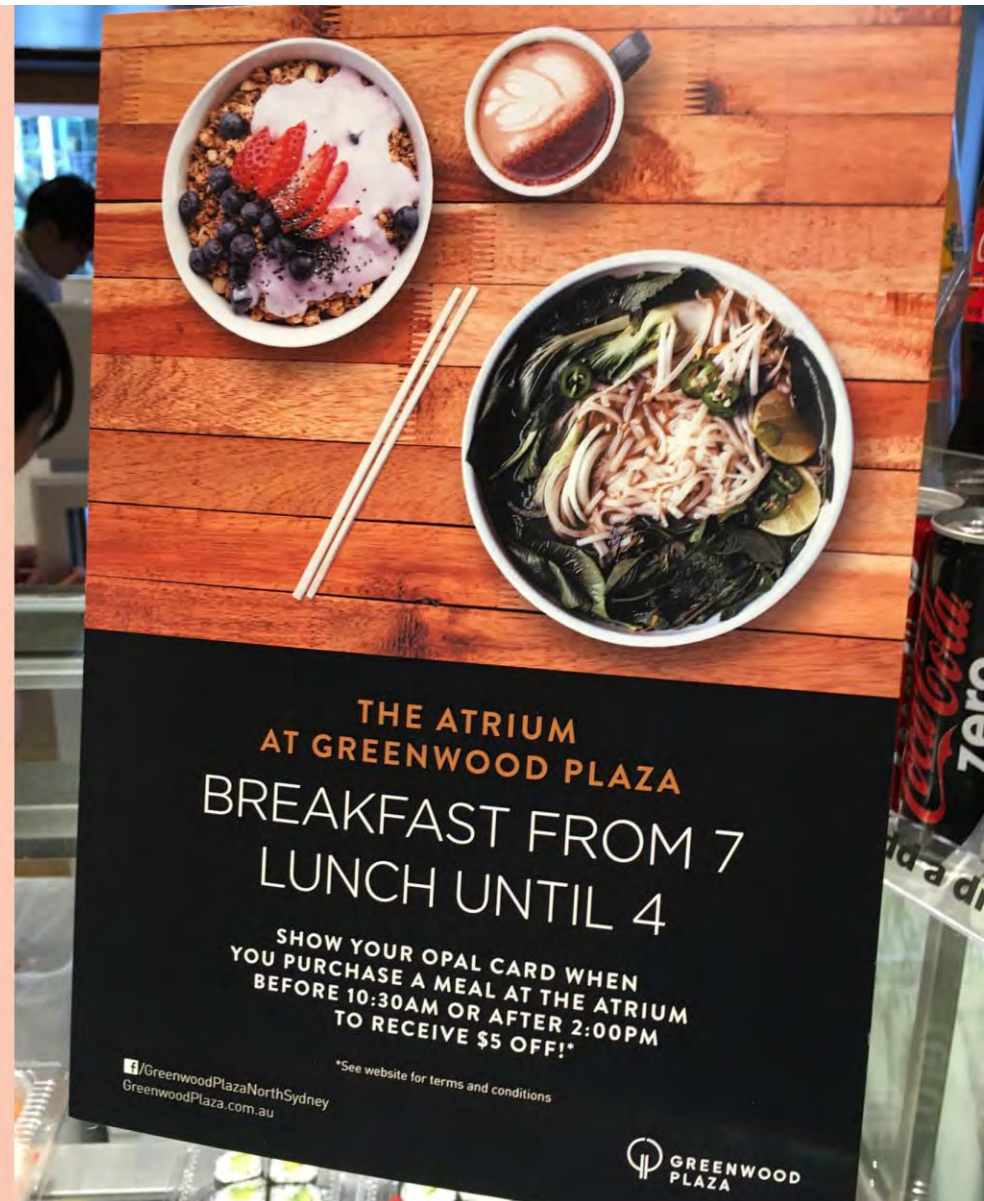


THE RISE IN CASUAL DINING

› Average spend per transaction for fast casual tends to be higher than fast food overall in New Zealand

*Roy Morgan Research

› Casual dining options have become increasingly popular, with consumers dining out more often but spending less per meal *IBIS world



THE ATRIUM
AT GREENWOOD PLAZA
BREAKFAST FROM 7
LUNCH UNTIL 4

SHOW YOUR OPAL CARD WHEN
YOU PURCHASE A MEAL AT THE ATRIUM
BEFORE 10:30AM OR AFTER 2:00PM
TO RECEIVE \$5 OFF!

[f/GreenwoodPlazaNorthSydney](#)
GreenwoodPlaza.com.au

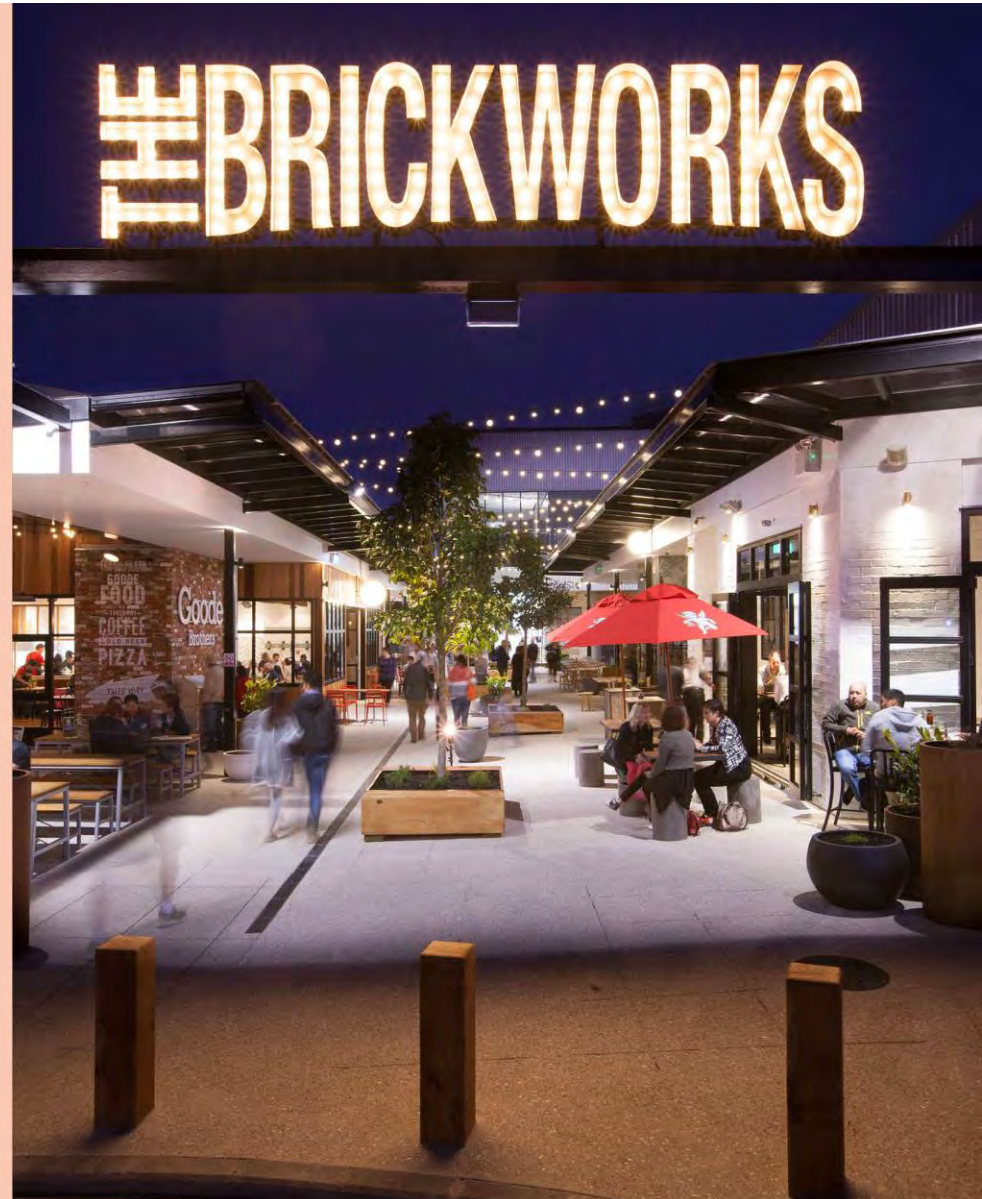
*See website for terms and conditions

GREENWOOD
PLAZA

EVENING ECONOMY

› “NZ night-time economy is incredibly important to local businesses and is intrinsically linked to our number one export industry” – tourism

› “International visitors number continue to rise, in 2013 they spent nearly NZ \$1.6 billion on F&B, with nearly half a billion dollars into Auckland’s hospitality industry alone”
*Hospitality NZ’s CEO, Vicki Lee



TECHNOLOGY

- › Foodies - taking products from obscurity to overnight success
- › Technology and social media have completely revolutionised our relationship with food, from both a producer and consumer perspective



Tailored for
you

Discover all the
wonders of Eastland in
the palm of your hand.



Centres: Connections



SUCCESS FACTORS

- › Understanding Your Customer
- › Positioning, Mix, Volume and Point of Difference
- › Placemaking, Security, Enjoyment
- › Trend Setters - Industry Leaders
- › Today's consumer wants to "see" and be "seen"
- › Today's customers are seeking experience over product - a holistic experience with interactive touch points



SERVICE EXCELLENCE

- › Retail Experience Managers.
2017 Focus on service
- › Tripadvisor feedback - monitoring
for malls
- › Food retailer training - investment
- › Providing a personal connection
- › From food service to hospitality



LOCAL IS GOOD



Healthy, Organic & Clean Food



Aspirational and Affordable Dining



Craft Breweries & Taverns with Great Food



Coffee Brewing & Artisan Blends



Local, Ethical & Sustainable



Flexible Food Collectives – Pop-ups Partnering With High Street Operators

PLACEMAKING CREATES THE SPACE

- › We are attracted to beautiful spaces and things
- › Gives us a sense of human scale
- › Allows us to feel relaxed in the environment
- › Sales - drivers merchandising



The Kitchens

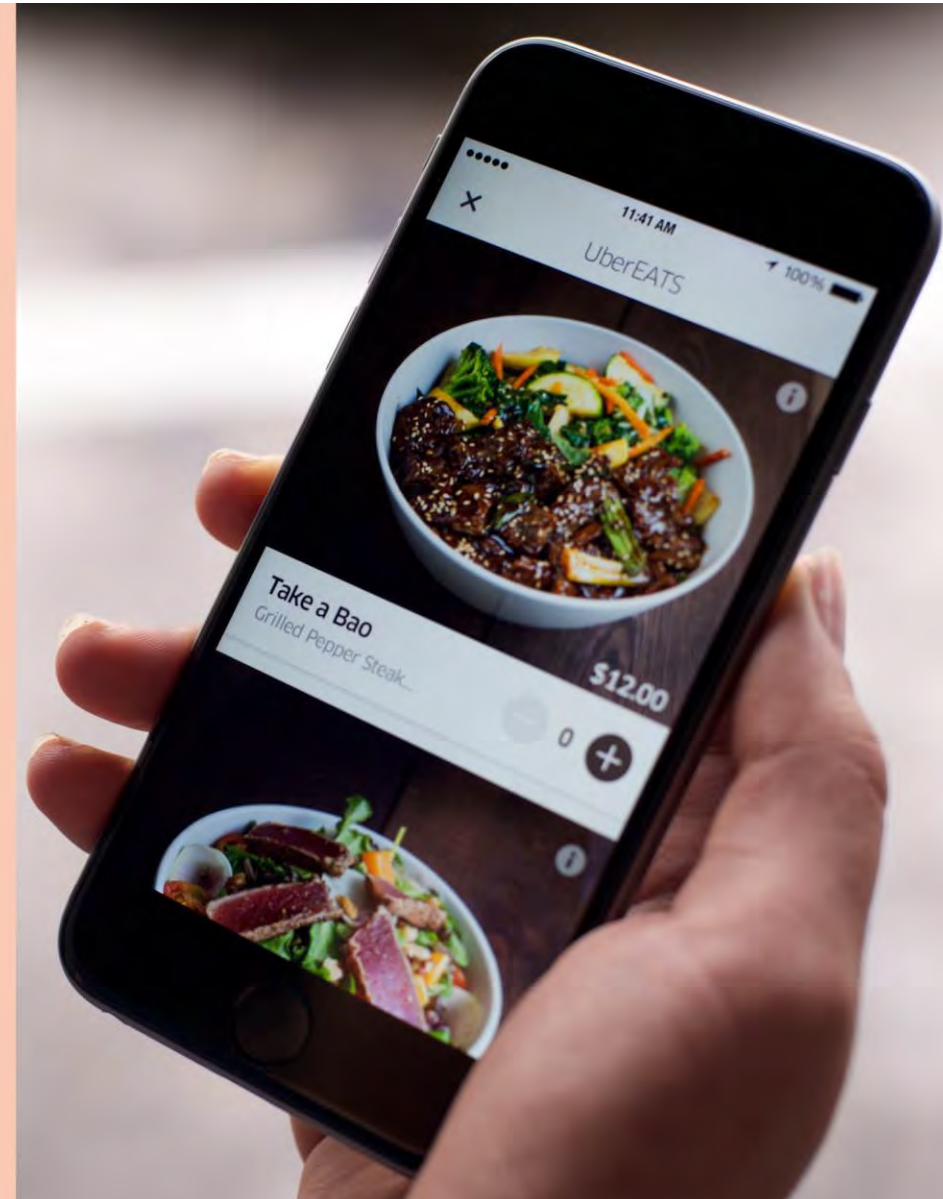
BEYOND SHOPPING

- › Shopping centres are the new hospitality, entertainment, leisure and community hubs
- › The malls of the future will continue to be places where parents can safely drop their teenagers to the movies, will become more airy, with more green space, have more dining and social options
- › Shopping malls will be tourist destinations



HOW WE SPEND IS CHANGING

- › Menulog - \$260 million worth of orders for restaurant partners in the first half of 2016; 2017 to date - 77 per cent year on year (AUS & NZ)
- › The introduction of Ando, delivery only restaurant is the first in a wave of the new food "destination"



CHADSTONE SHOPPING CENTRE

ONE DESTINATION, 106 DINING CHOICES



QUESTIONS & ANSWERS?



THANK YOU!

FRANCIS LOUGHRAN
MANAGING DIRECTOR



Mobile +61 418 586 149

Email floughran@futurefood.com.au


www.futurefood.com.au





exceptional places to work

Michael Holloway

 ***our office buildings
connect people beyond a
simple place of work***

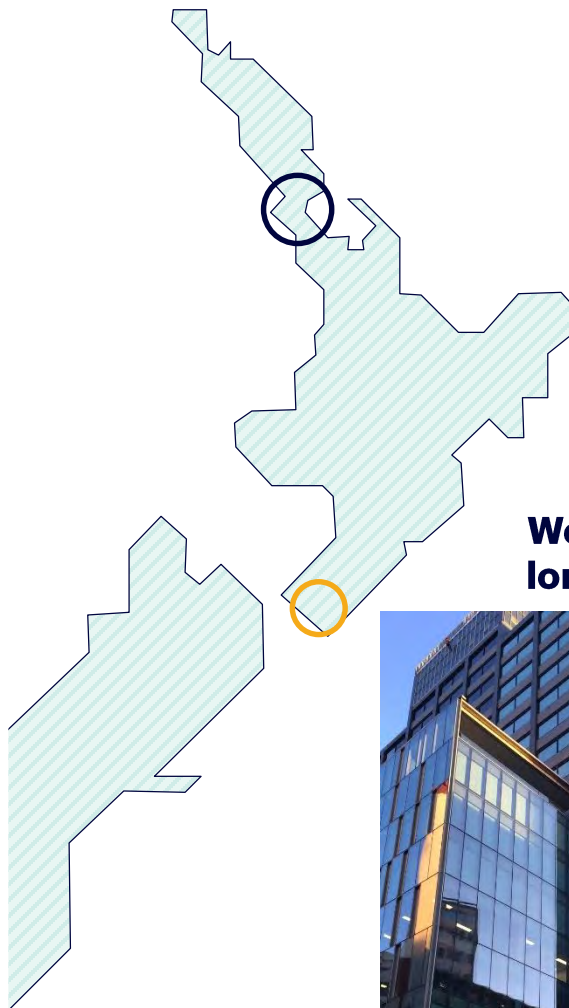
our investment strategy



prime-grade assets in Auckland



**assets that
support our
town
centre
vision**



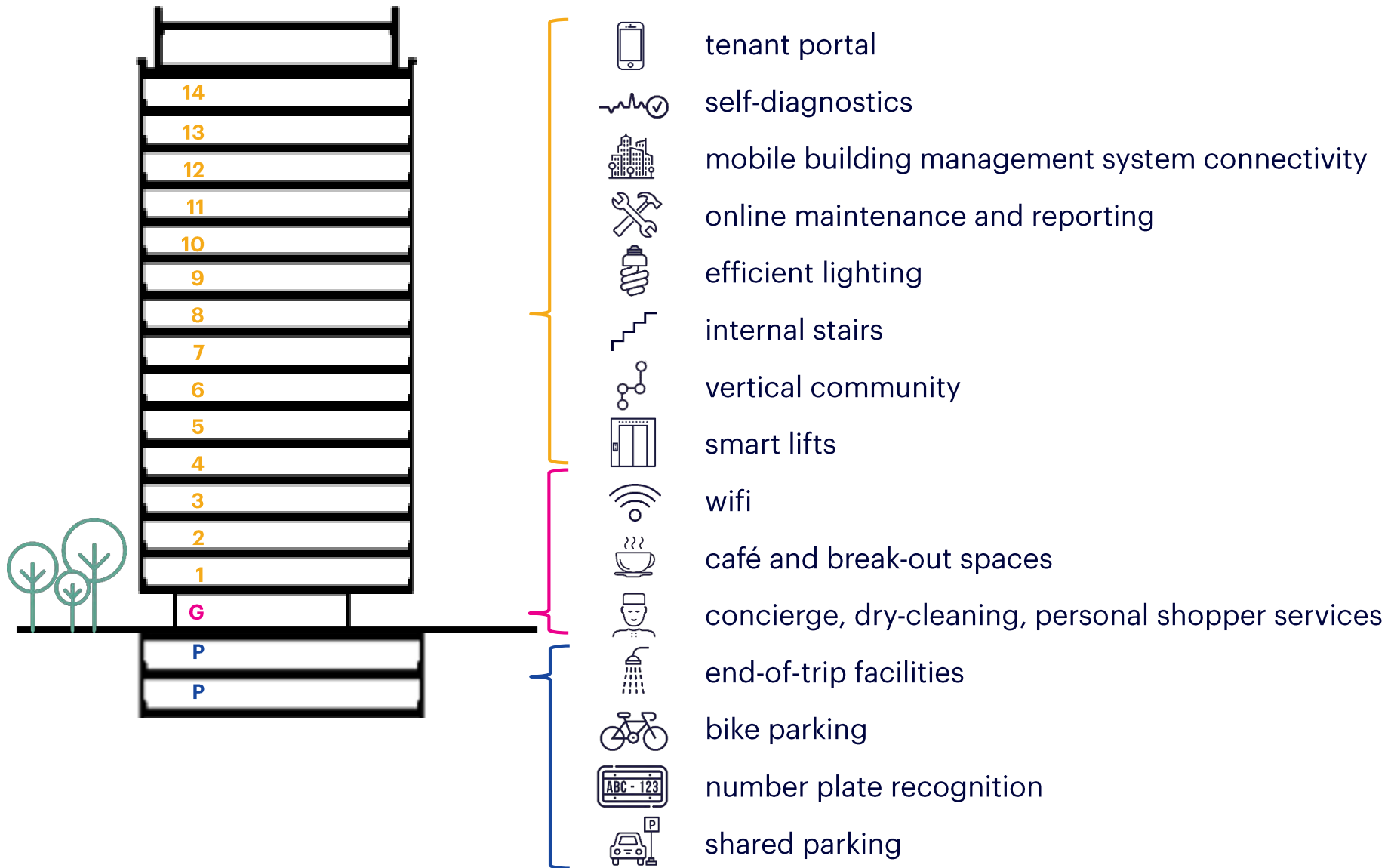
**Wellington assets that attract
long-term government leases**





trend	our response
 war for talent	<ul style="list-style-type: none">> seismic resilience expenditure across Wellington assets> vertical villages/inter-tenancy stairs to encourage walking between floors and provide natural light and greater staff collaboration> end-of-trip facilities> green star and NABERSNZ ratings
 work, life and play	<ul style="list-style-type: none">> digital portal rollout for tenants to connect communities> co-working, retail and lobby wifi as tenant amenity
 flexibility	<ul style="list-style-type: none">> expansion/contraction clauses> base plus turnover rents> smaller spaces and flexible terms
 the rise of services	<ul style="list-style-type: none">> personal shopper services> coffee/food delivery> car park trading> dry cleaning pick up/delivery

the evolving office



why better experiences matter



- helps businesses, tenants and staff save money and/or time



- helps tenants attract and retain best talent



- increases engagement



- instils a sense of pride and advocacy for Kiwi Property



- higher occupancy
- asset relevance and resilience

Vero Centre

lobby upgrade



Vero Centre

outdoor dining and seating area



Vero Centre

end-of-trip facilities



The Aurora Centre

open, inviting and secure lobby



The Aurora Centre

breakout areas and vertical villages



ASB North Wharf

vertical villages and interconnected stairs



ASB North Wharf

activity based working



ASB North Wharf

Feriza's - all day food offer



44 The Terrace

addition of amenity and activation of lobby





our town centre vision

Ian Passau

 *live, work, play*

key elements of a town centre





- > Auckland Unitary Plan encourages intensification at key transport nodes
- > town centres will be a key part of Auckland's growth
- > ability to cross-pollinate economic benefit
- > bigger, better, sustainable drawcard
- > maintain and evolve asset relevance
- > aligned with our vision to deliver New Zealand's best retail and workplace experiences

our town centres



Drury



LynnMall

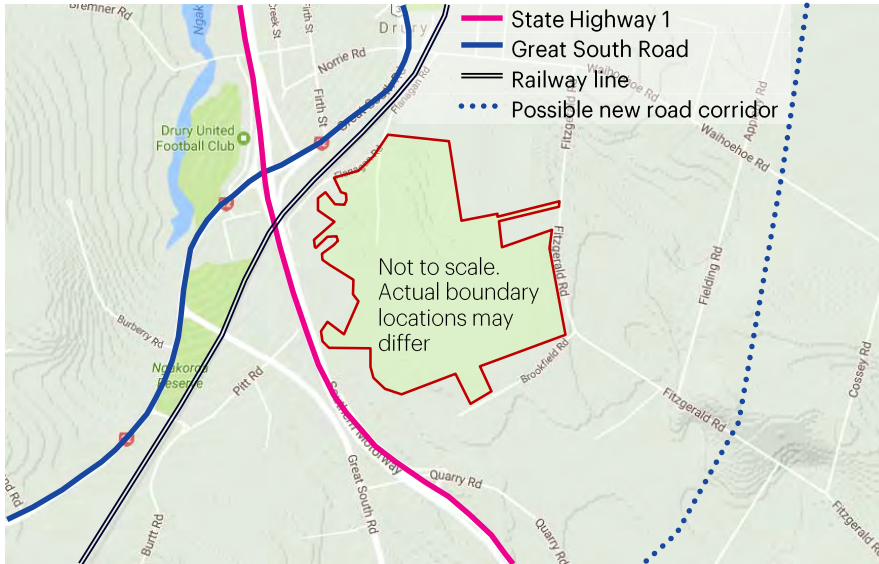
start of life

world-class town centre

Sylvia Park



we're growing with Auckland



we've assembled a mixed-use town centre development site in Drury, 35kms south of Auckland's CBD

investment rationale

- ✓ zoned 'Future Urban' under the Auckland Unitary Plan
- ✓ highly visible and accessible site
- ✓ close to motorway, main arterial routes and railway links
- ✓ significant infrastructure upgrades planned for the area
- ✓ high household formation and population growth forecast
- ✓ large-scale complementary developments planned for Drury
- ✓ ability to leverage our experience in town centre development

key transaction and property metrics

purchased 42.7ha	acquisition price \$39.8m
right of first refusal 8.6ha	acquisition price market value at the time the right is exercised
potential total area 51.3ha	Note Overseas Investment Office approval is required in relation to the acquisition of 30.6 hectares. Settlement is expected to take place once this is received.

LynnMall – integrating with a growing infrastructure





Sylvia Park – the making of a town centre



- 1995-98 > acquired land
- 2004 > centre zoning operative
- 2005-07 > developed as regional shopping centre with The Warehouse, Countdown, Hoyts, PAK'nSAVE and 200+ specialty
- 2009 > north east carpark opens
- 2012 > centre achieves \$400 million MAT and \$500 million valuation
- 2016 > expanded to include Zara and H&M
- 2017 > centre achieves \$500 million MAT and \$755 million valuation
- 2017-18 > commences construction of office tower, The Grove and central carpark





Sylvia Park – the making of a town centre



- > **leading market position**
 - 21% market share of primary trade area
- > **strong population growth**
 - household growth in the primary trade area forecast to grow at 2.6% per annum to 2033
- > **excellent transport infrastructure**
 - serviced by rail, bus and at the junction of motorway and major arterial roads
- > **strong trade area spending growth**
 - forecast to grow at 2.8% per annum through to 2033
- > **strong and growing retail sales**
 - attracts annual sales in excess of \$500 million
- > **high pedestrian traffic**
 - attracts nearly 13 million visitors each year

Sylvia Park – our town centre coming to life



we're investing in Sylvia Park to create a vibrant, customer-focused town centre



H&M and Zara

dining lane

office building

central carpark

galleria/south carpark

	H&M and Zara	dining lane	office building	central carpark	galleria/south carpark
Status	complete	under construction	under construction	under construction	advanced planning
Cost	\$18.7 million	\$9.1 million	\$80.2 million	\$36.3 million	~\$200 million
Completion	Oct-16	Dec-17	Apr-18	Nov-18	2019 to 2020
Details	creation of the first ever New Zealand stores for international fashion giants Zara and H&M	a new restaurant precinct to be known as 'The Grove' will feature a signature dining pavilion, refreshed food and beverage offer through the existing dining lane and new landscaped plaza	a new 10-level office building providing three ground floor food and beverage operators opening out to 'The Grove' together with nine levels of office space above	a new five-level carpark building being constructed between Zara and the South-eastern arterial accommodating ~600 carparking spaces, providing enhanced amenity to customers	a second level galleria addition will incorporate at least one new department store, a modern café court and an expanded retail offer incorporating new international brands plus ~900 new carpark spaces



**we're committed to
creating
exceptional places
that engage people
through great
experiences**

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investor day