



Located in the heart of Broadway, Newmarket, New Zealand's strongest performing retail precinct, Two Double Seven is one of the country's most prominent shopping centres.

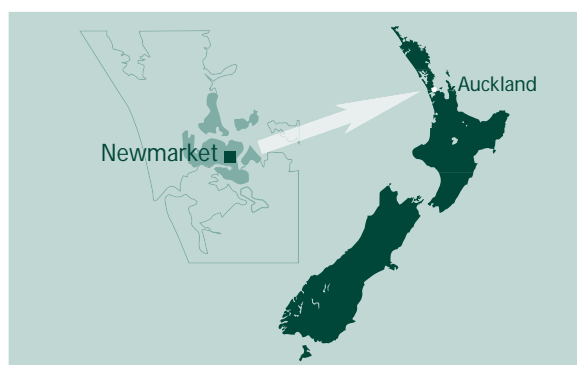
Anchoring the southern end of the retail precinct, the centre sits within 20 acres of prime commercial property jointly owned by Intro International and Westfield NZ Limited and forming an integral part of one of the most significant mixed use development sites in New Zealand's history. Over the last two years Two Double Seven has completed the first two stages of an ongoing redevelopment and refurbishment that on completion of the Master Plan will see this prominent Centre be established as a landmark retail icon in Auckland.

The current centre anchored by a Woolworth's Supermarket Major and Country Road Mini Major, boasts 67 specialty retail stores. The tenancy mix comprises a unique range of quality national and international retail operators and has a strong fashion and lifestyle bias.

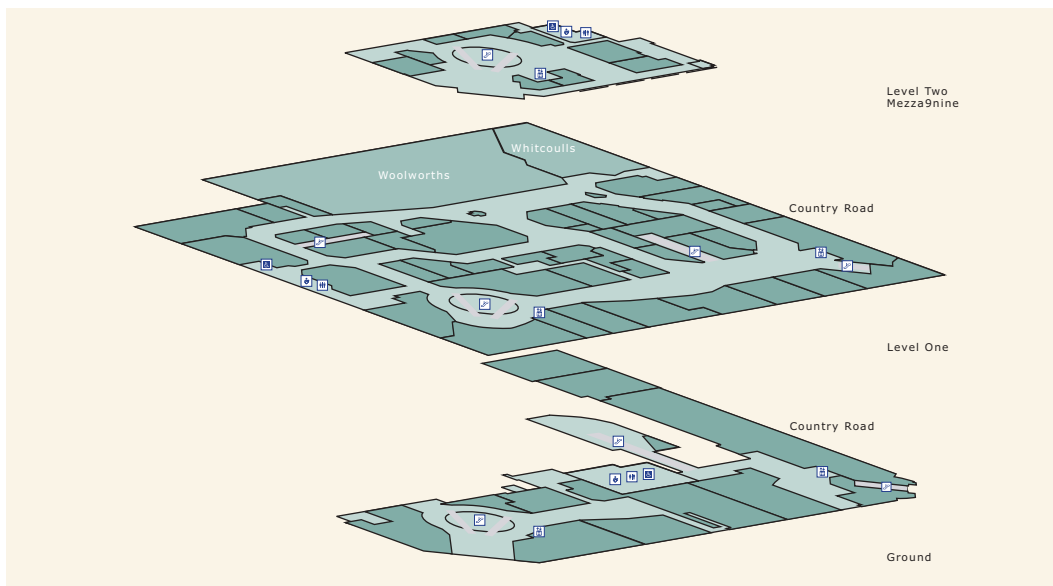
Currently attracting around 5.5 million visitors a year, Two Double Seven is a proven shopping destination with a strong trading history, consistently achieving one of the highest moving annual turnover per sq.m averages for specialty, in the country.

Trade Area Profile

Surrounded by some of New Zealand's most affluent suburbs and positioned in the heart of Auckland, Newmarket services a thriving retail, business and residential community. Two Double Seven's primary trade area has a population of around 70,000 which is supplemented by around 12,500 business and retail workers on a daily basis and by a secondary trade area of 192,000 people. Newmarket's tertiary trade is considered to come from the greater Auckland area as its unique retail offer attracts customers from across the region.



Two Double Seven



MAJOR RETAILERS

Woolworths
Country Road

NUMBER OF SPECIALTIES

62

RETAIL GROSS LETTABLE AREA

13 403 sqm

NUMBER OF FOOD COURT TENANCIES

9

ANNUAL TRAFFIC

5.5 million (to December 2002)

NUMBER OF PARKING SPACES

778

MOVING ANNUAL TURNOVER

\$108 million (to December 2002)



LOCATION

277 Broadway,
Newmarket, Auckland,
New Zealand.

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