



INFRASTRUCTURE INTEGRATION AND ECONOMIC DEVELOPMENT
IN THE HUNTER REGION

Investing in demographic shift and urban
infrastructure growth in the Hunter Region

PANELLIST

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CEDA – Hunter Region

Infrastructure, Integration and Economic Development



Overview

- General Property Trust established 1971
- Top 100 ASX listed entity, 6% Australian LPT Index
- Total assets \$13.9 billion
- Large, diversified property portfolio
 - Australian Retail, Office, Industrial/Business Parks
 - US Seniors Housing
 - Offshore investments - Europe and US (through Joint Venture)
- Significant funds management business
 - Australia and Europe
- Substantial Australian development pipeline
 - Retail, Office, Industrial/Business Parks

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Core Australian Real Estate



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GPT Credentials



Rouse Hill Town Centre

Melbourne Central



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Artist's impressions of
111 Eagle Street





Newcastle CBD Rejuvenation - Retail



The Hunter

- Attractive market
 - 7th largest urban area
 - Increasing services focus
 - Growing inner city population
 - Growing economy, greater diversity of business
- Attractive retail fundamentals
 - Region to grow by 160,000 people
 - Forecast retail expenditure growth of 4.9% p.a.

Newcastle CBD

- Understanding the rejuvenation of the entire CBD
- Global research – The Hornery Institute's *Decay to Destination*
 - Attracting decision makers and entrepreneurs to enable innovation, creativity and enterprise
 - People and business want to come and stay
 - A vibrant CBD
 - A people place with a sense of identity
 - Reasons to visit
 - Compact and accessible
 - A window to the region reflecting the heritage, journey and current and future identity
 - The best at what they can be the best at
 - True to themselves and
 - Reflective of local culture.

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Global Research



Belfast, Ireland



Glasgow, Scotland

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Newcastle CBD Rejuvenation

- Opportunity to develop major CBD retail and mixed use asset
- Site encompassing four CBD blocks
 - Proposal to deliver quality retail and entertainment offer
 - Potential for mixed use
- Program commenced
 - Privately owned land secured
 - Land Agreement Signed with Newcastle City Council
 - AFL signed by cornerstone major tenant David Jones
 - Ongoing discussions with council/authorities
 - Community engagement and website launched



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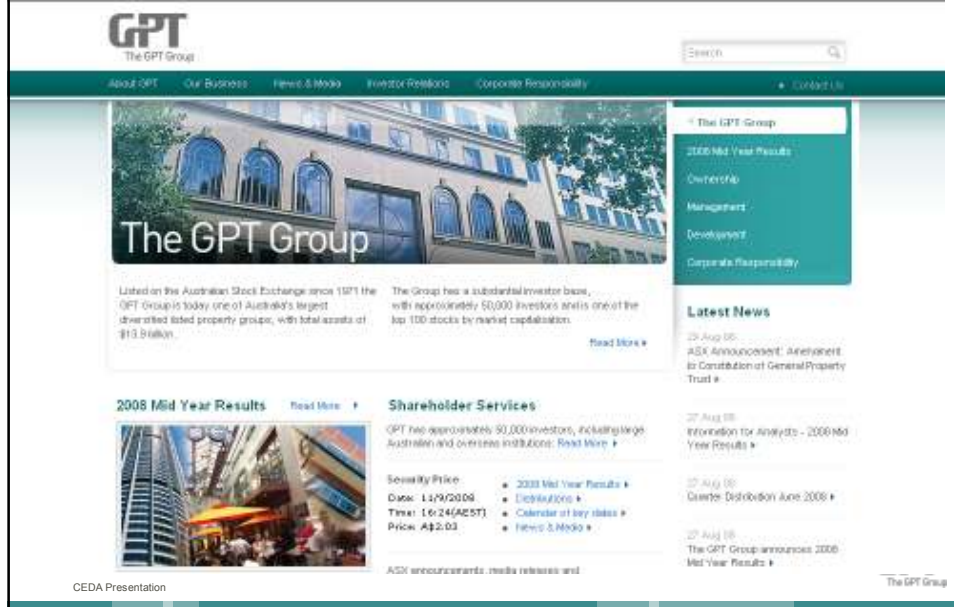
Newcastle CBD Rejuvenation

- Offer to cater to diverse customer base
 - Local centre to Primary Trade Area
 - Urban experience for wider Hunter community
 - CBD Workers
 - Unique "Hunter" experience for Tourists
- Planning for mixed use elements
 - Commercial
 - Residential
- Revival of CBD retail experience
 - Community history
 - Heritage

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More information – www.gpt.com.au



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