



MERIDIAN
VILLAGE

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Artist Impression

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The proposed Centre layout, tenancy sizes, common areas, car parking, means of access and amenities may change without notice and Brown Property Group reserves the right to make any such changes at its absolute discretion.

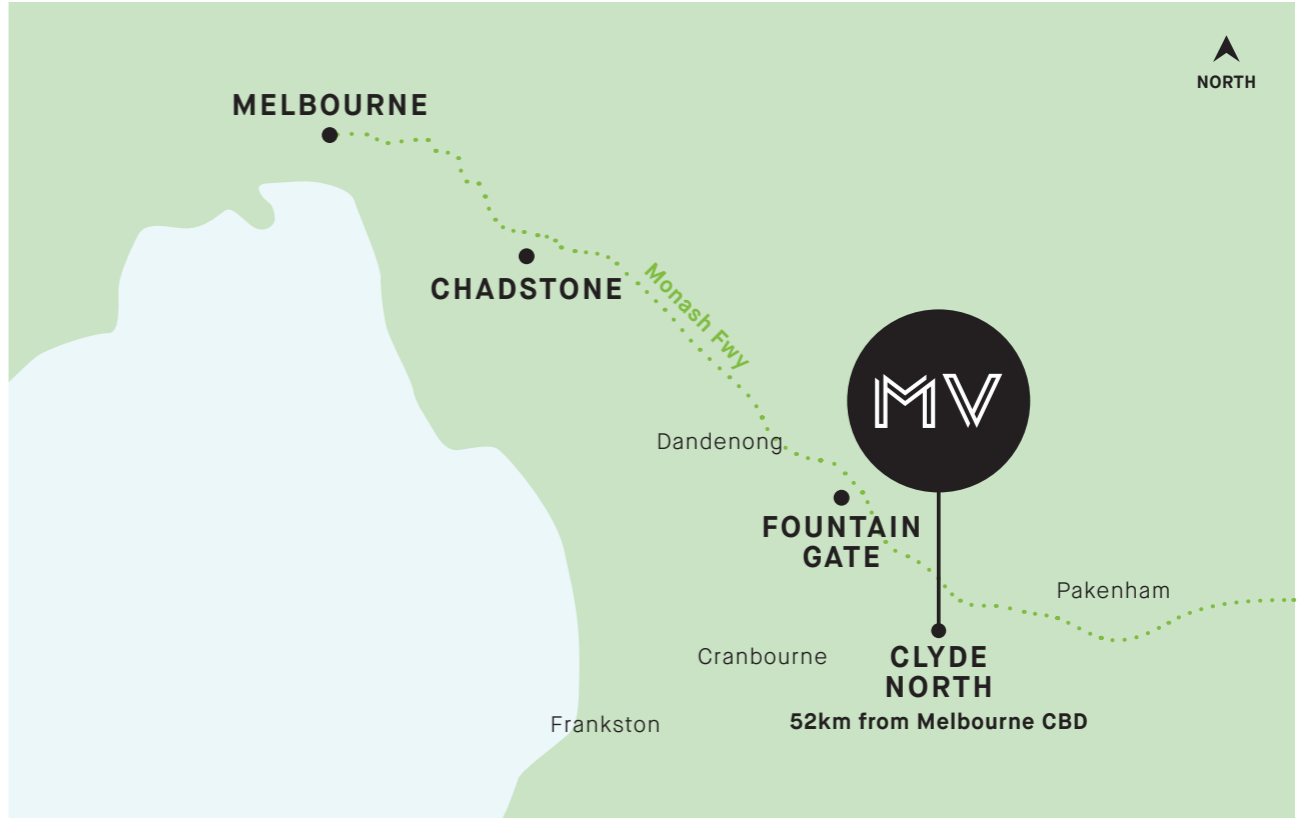
Prospective tenants should carefully review any agreement for lease, lease and landlord disclosure statement (the terms of which will prevail over the information contained in this document), make their own enquiries (including as to the accuracy

of the information in this document) and obtain independent legal, financial and business advice before entering into any agreement for lease or other agreement in connection with the subject matter of this document. To the maximum extent permitted by law, the Developer excludes unequivocally all implied terms, conditions and warranties in connection with this document and excludes all liability for loss and damage arising from the inaccuracy or incompleteness of any information contained in this document and any reliance by prospective tenants on any information contained in this document.

The proposed development described in this document is subject to and conditional upon various factors, including but not limited to the Developer obtaining all relevant approvals (including planning and building approvals) and the proposed development may change or not proceed based on such factors. No promise or representation is made in relation to the final layout of the Centre, the tenancy mix, or that each proposed tenancy will be in place when the Centre opens.

Meridian Village is a mixed use development located on the southern side of Thompson's Road on the corner of Matterhorn Drive within the growth suburb of Clyde North, in Melbourne's South East.

In its present form the development consists of 17,060sqm of retail and commercial premises, complimented by 2,696sqm or residential and 551 car parking bays.



A MASTERPIECE ENVISIONED

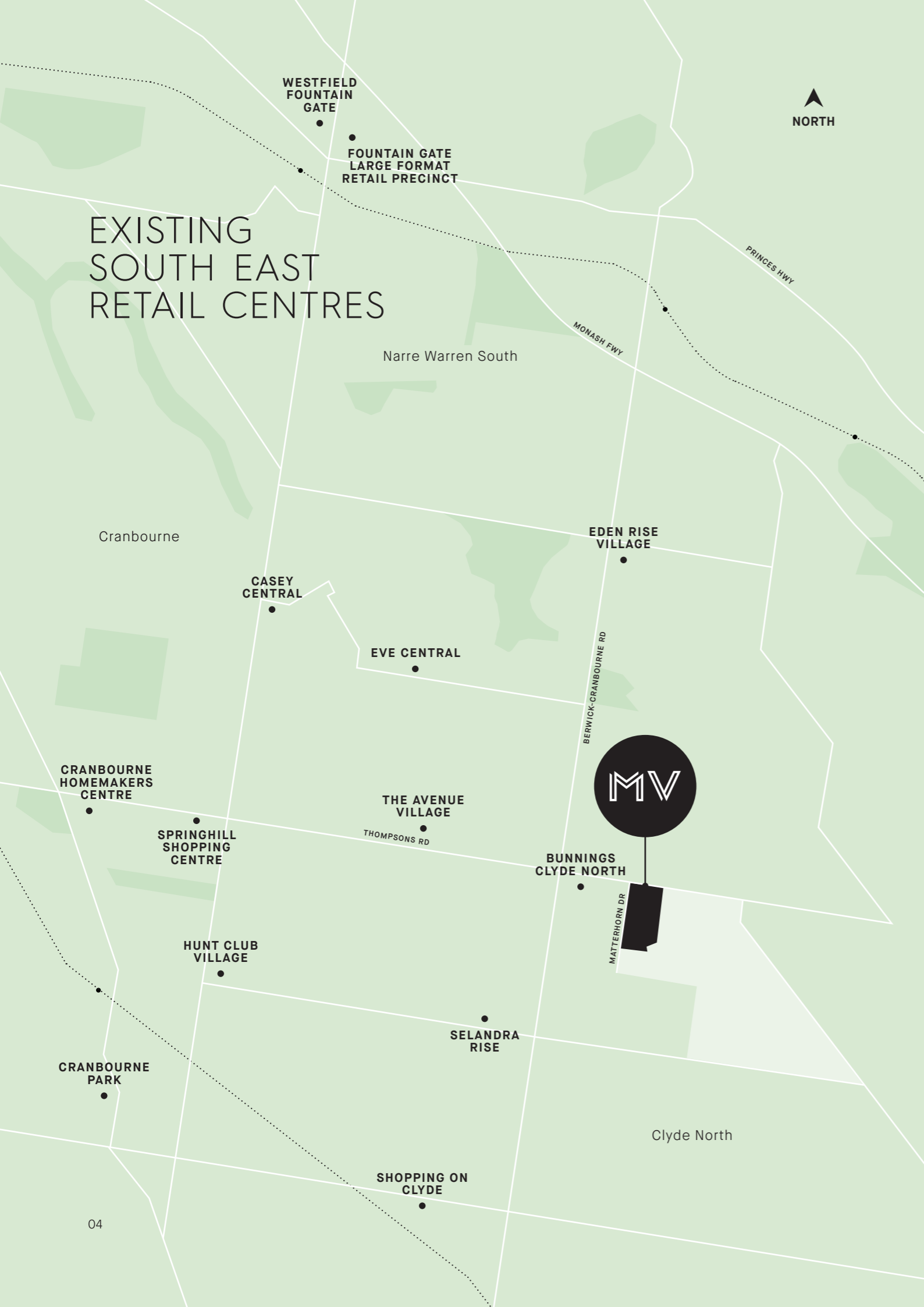
Where the values of Family, Friendship, Culture and Community are reflected in the precinct and contribute to the character, success, lifestyle and the experience of Meridian Village. A thriving and dynamic Place that will resonate with both locals and visitors to the region, evolving over time to become an institution for generations to come.

Meridian Village will deliver a compelling and diverse mix of uses in response to community needs and aspirations. Discover fresh food, dining, services, entertainment, convenience, health and wellness - providing the community something valuable, a little bit unexpected, and a little bit unconventional whilst bringing a taste of inner urban Melbourne lifestyle to Clyde North.



Located in Melbourne's thriving South East, the suburb of Clyde North is a developing residential suburb that is experiencing considerable growth.

EXISTING SOUTH EAST RETAIL CENTRES



Key Information

Centre Name	Meridian Village
State	Victoria
Location	Matterhorn Drive, Clyde North
Opening Date*	2024
Retail GLA*	17,060sqm
Total Tenancies*	26
Supermarket	1

*ESTIMATES ONLY





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The Main Trade Area is characterised by young, affluent families who spend significantly more on retail than the Melbourne average.



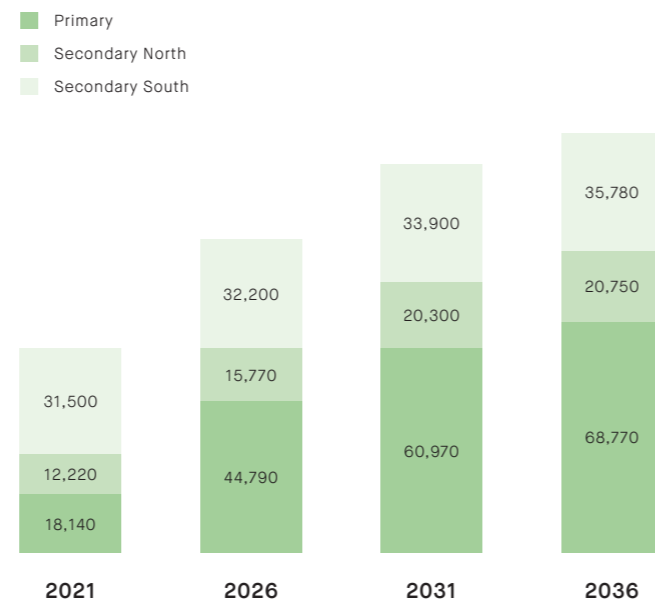
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	Primary	Secondary North	Secondary South	Main Trade Area	Grater Melbourne	Variation from Grater Melbourne
Estimated Resident Population	15,000	12,140	30,240	57,380	5,079,123	-
Average Household Income	\$116,749	\$102,484	\$94,308	\$98,932	\$95,860	+3.2%
Average Household Size	3.3	3.5	3.3	3.3	2.7	+24.5
Average Age	28.9	27.4	29	28.6	36.8	-22.4%
Families with Children under 15	50%	55%	51%	52%	28%	+23.6%
Separate House	100%	92%	90%	92%	68%	+23.4%

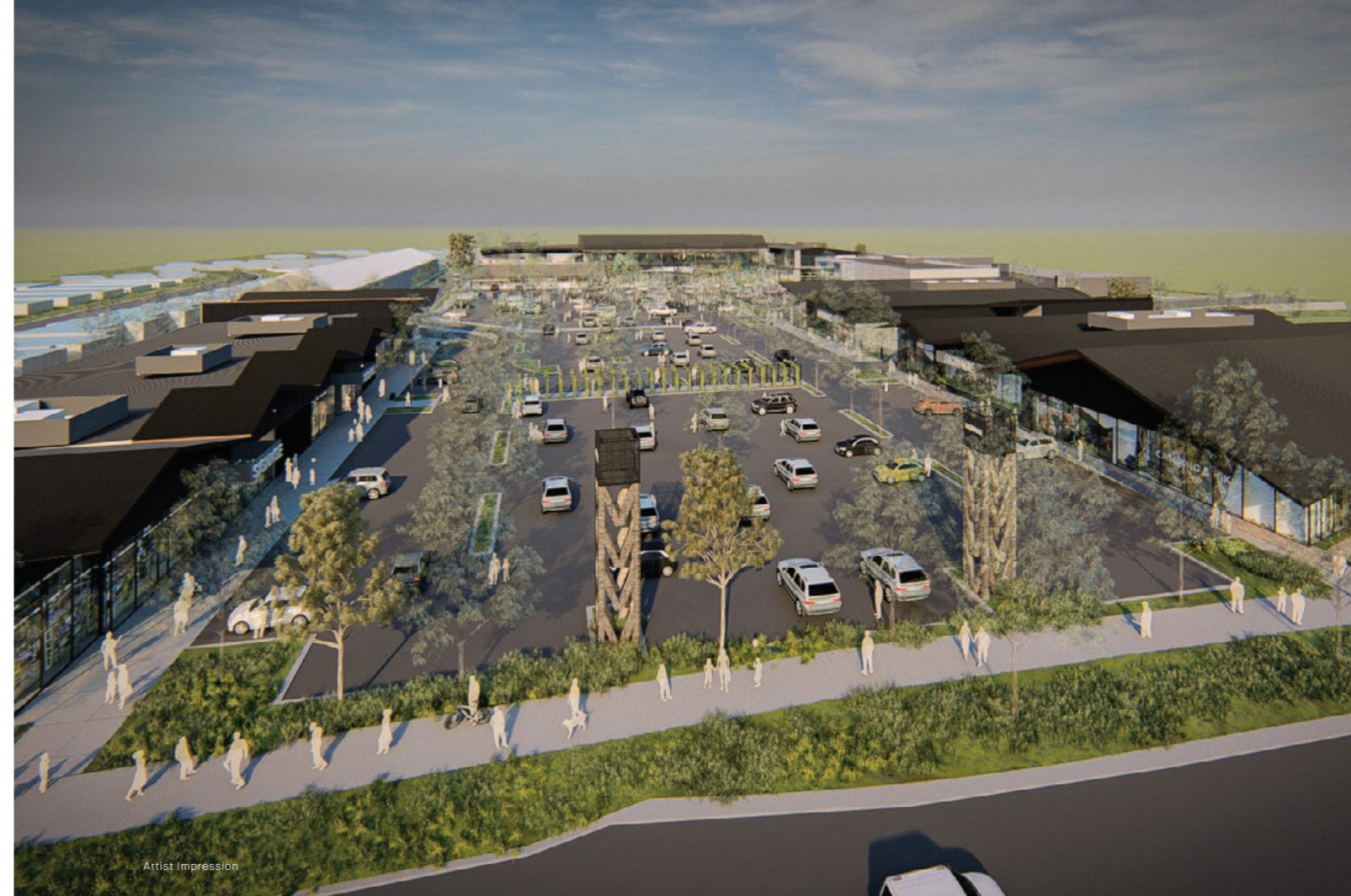
Source: ABS, Various PSP's, Urbis

The Main Trade Area boasts an existing population of more than 60,000 residents which is forecast to increase to more than 120,000 by 2036.

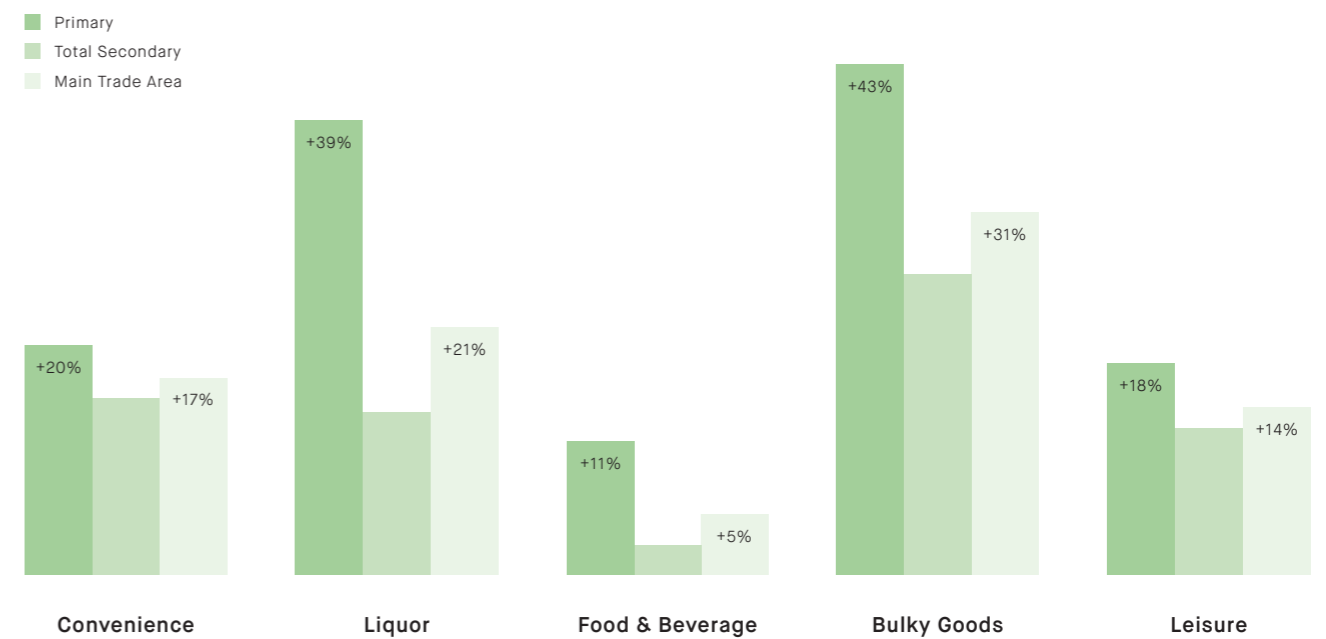
Historical and Forecast Trade Area Population



Source: ABS, Various PSP's, Urbis



Household Spend



Source: Marketinfo, Urbis

Primary Trade Area & Bulky Goods.

Households within the defined trade area, in particular in the primary trade area, spend considerably more across most product groups relative to the Melbourne benchmark.

Of particular note, local spending on bulky goods is significantly higher, typical of a growth area market.

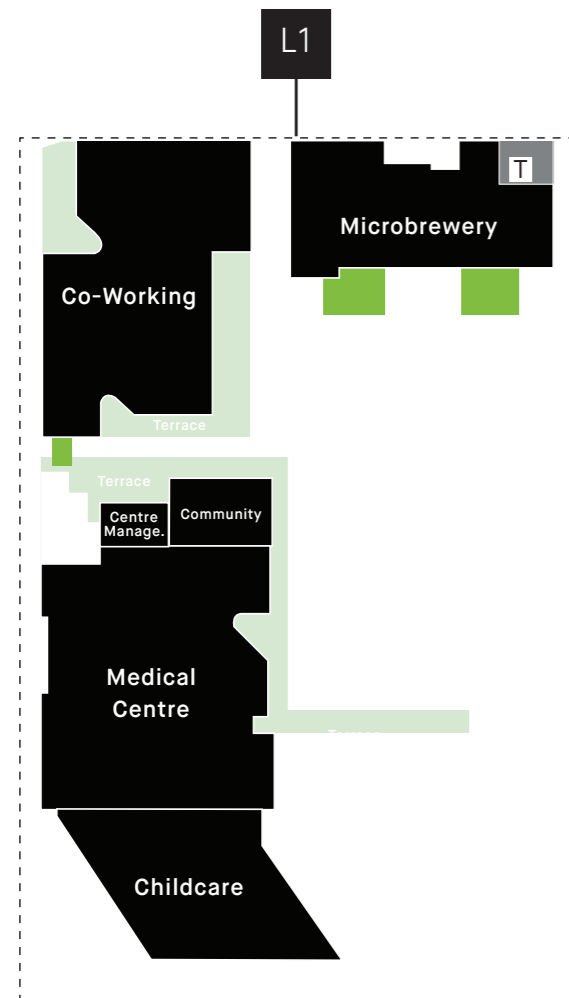


\$2 Billion Future Spending Market.

By 2036, total resident retail spending market is forecast to reach close to \$2 billion, up from just under \$740 million currently.



PROPOSED* CENTRE MAP



*Please note that the layout and proposed tenancy mix in this map is based on the Developer's desired plans for the Centre and is subject to change (for example, the Developer may wish to or may be required to make alterations following feedback from the relevant Authorities in connection with the requisite planning and building approvals and/or following feedback and requirements of any proposed tenants). No promise or representation is made that the final layout and tenancy mix will be as set out in this map or that each proposed tenancy will be in place when the Centre opens.

- T AMENITIES
- RETAIL
- OUTDOOR DINING
- RESIDENTIAL
- PARKING
- LOADING DOCKS



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Meridian Village will cater to the high demand for bars and dining in Clyde North.

41% of residents in the Meridian Community Survey believed that there was an unmet need for dining and/or bars in the region.

50% of surveyed residents are somewhat or very unsatisfied with the current local dining offer and a further 37% believe it is just satisfactory.



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CONVENIENCE & RETAIL

Meridian Village will see the curation of premium convenience, food and beverage, entertainment, leisure and office.



OFFICE & COMMUNITY

Current worker population of 72,700 projected to grow to approximately 95,000 2036 which will require an additional 73,000 of office floorspace.





MV

Live different, connect and become part of a unique urban identity - Meridian Village will be a special place to visit.



Our culture of collaboration shapes our projects and inspires outstanding outcomes.

As one of Victoria's leading private property developers, Brown Property Group brings together over 60 years' experience developing engaged residential communities as well as innovative commercial and retail spaces across Melbourne.





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