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Bhs look T.J. HUGHES Iceland Peacocks

Poundland Superdrug Clinton CARDS claire's

SUBWAY BURGER KING M

The destination for value retailing in Dundee



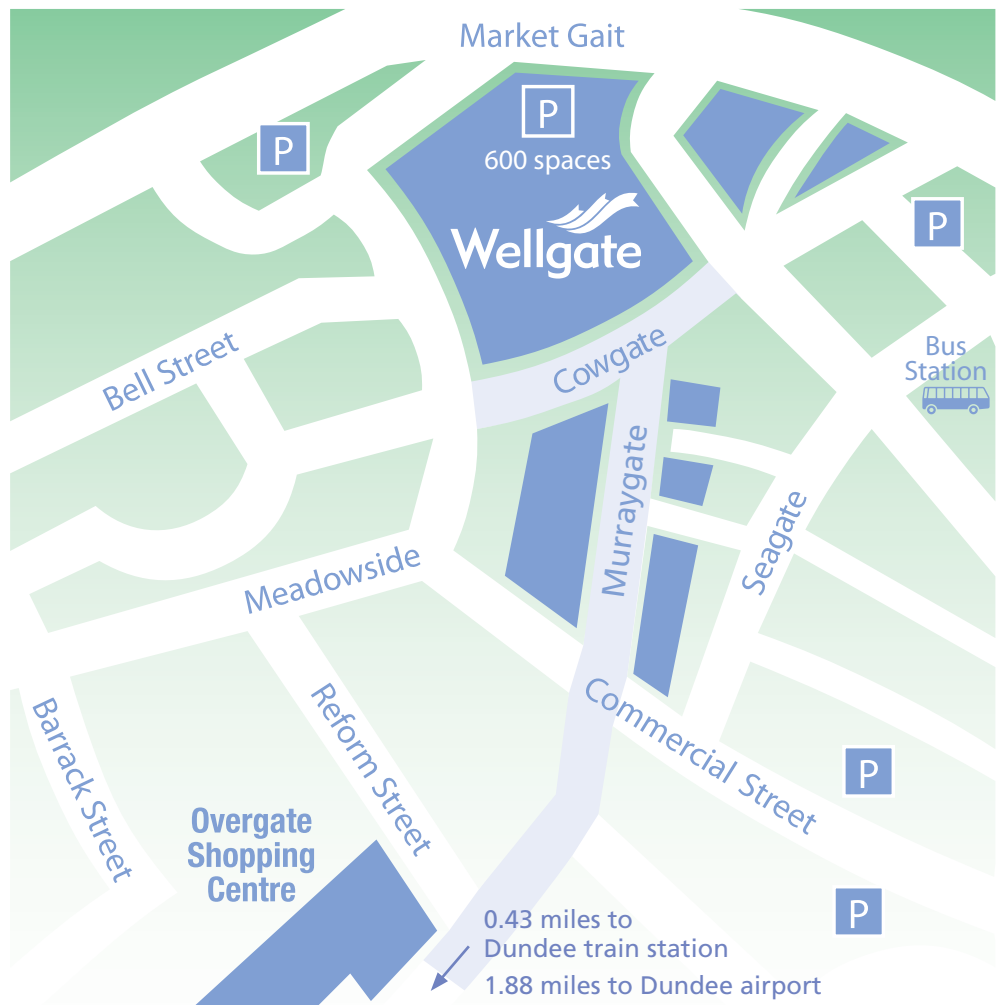
Situated in the heart of Dundee city centre, Wellgate offers 338,000 sq ft of retail space over three levels and boasts some of the city's busiest shopping units with strong value anchors, including names like Bhs, TJ Hughes, Peacocks, Poundland, New Look and Iceland.

With the emphasis on best value shopping, Wellgate has attracted many like-minded retailers and is established as the home of value retailing in Dundee.





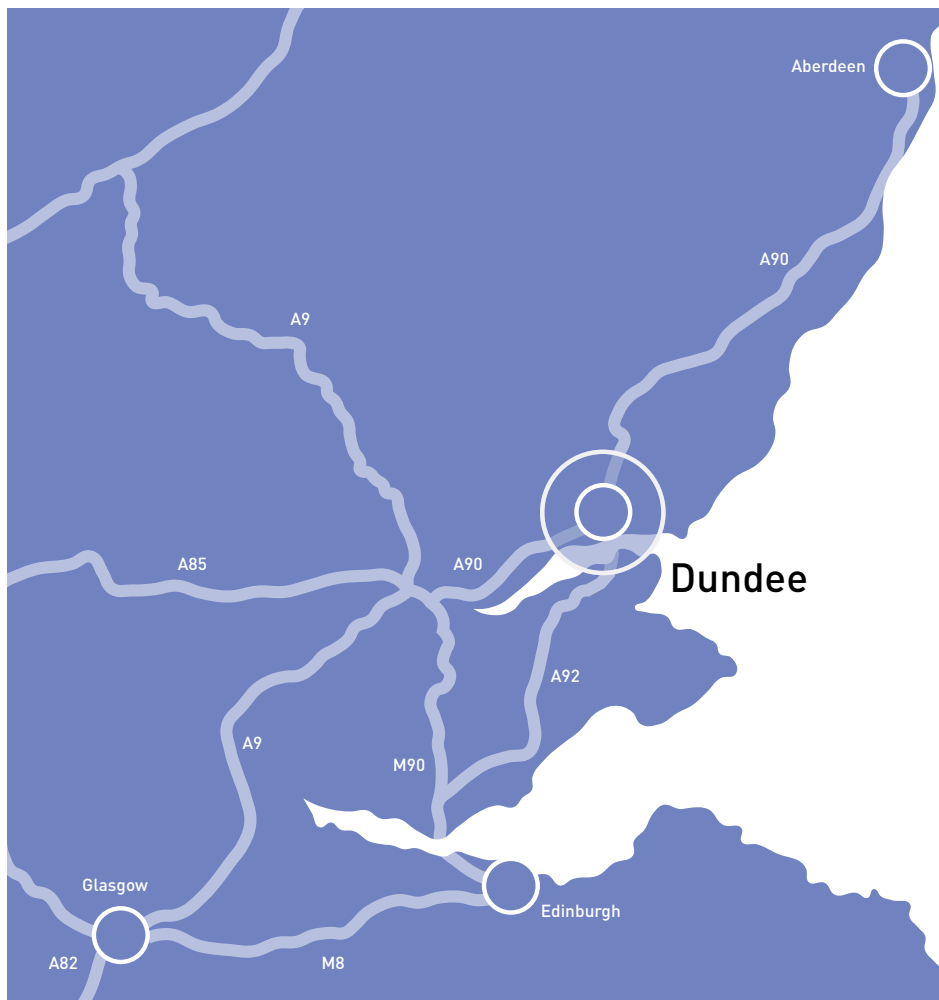
Well located



Firmly established as one of the UK's fastest growing cities for retail, Dundee offers exciting opportunities. Couple that with Wellgate's prominent position and profile in the city and it makes for a compelling retail opportunity.



the total floorspace in the city is 1,374,600 sq ft and Wellgate makes up 25% of this



Well connected

Dundee benefits from a central geographical location with 90% of Scotland within 90 minutes drive

- ranked 4th in the Scottish retail hierarchy (source: PROMIS).
- 80% of the UK's top 20 retailers are represented in the city.
- the first city centre in Scotland to be pedestrianised, the heart of Dundee now boasts two impressive shopping centres at either end of a bustling shopping thoroughfare.
- the fourth largest city in Scotland, with a resident population of over 155,000.
- the total floorspace in the city is 1,374,600 sq ft and Wellgate makes up 25% of this.
- the city's retail core has been transformed over recent years with a much improved image and perception.
- boasts two universities, a major further education college and one of the highest student/population ratios in the UK at more than 1 in 7, offering a large pool of highly skilled labour.

PEACOCK

Setting the standard for best value retailing



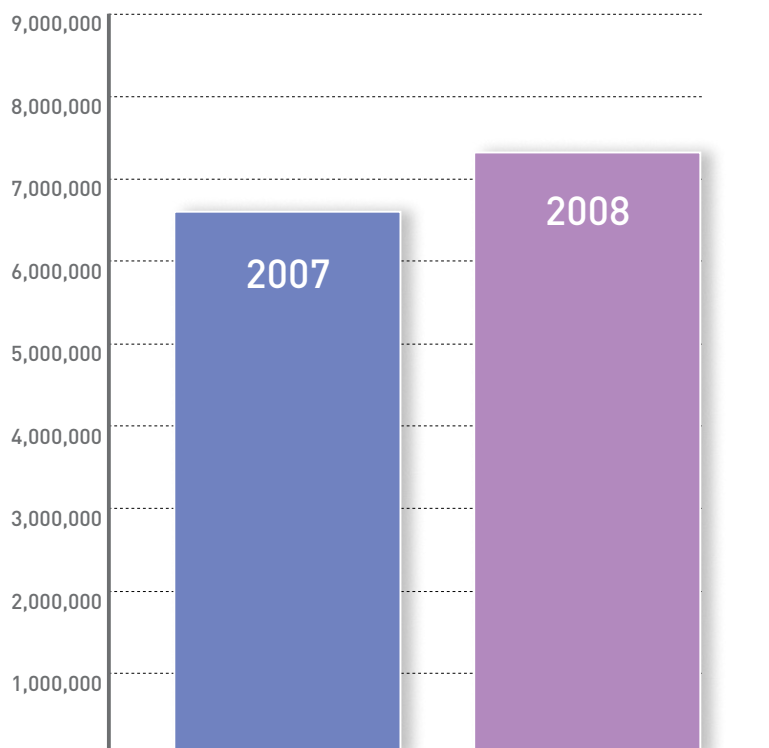
- 97% of all day shoppers to Dundee will pay a visit to the Wellgate Centre (Intercept Research), cementing its reputation as the city's best-value retail experience.
- a three level covered shopping centre providing 338,000 sq ft of retail space.
- strong value anchors – Bhs, TJ Hughes, New Look, Peacocks Poundland and Iceland.
- good value occupation costs – competitive service charges.
- 62% of visitors to the Centre use the new food court which features a new Subway outlet, and Burger King will also open soon.
- home to the major city library which generates one million visitors per year.
- over 600 car parking spaces offering the most competitively priced shoppers' parking facilities in Dundee, attracting over 45% of all shoppers travelling by car.
- the bus service is also well accommodated with bus stops on Victoria Road providing consistent pedestrian activity within the upper levels of the Centre.



£6m refurbishment completed in 2007 including:

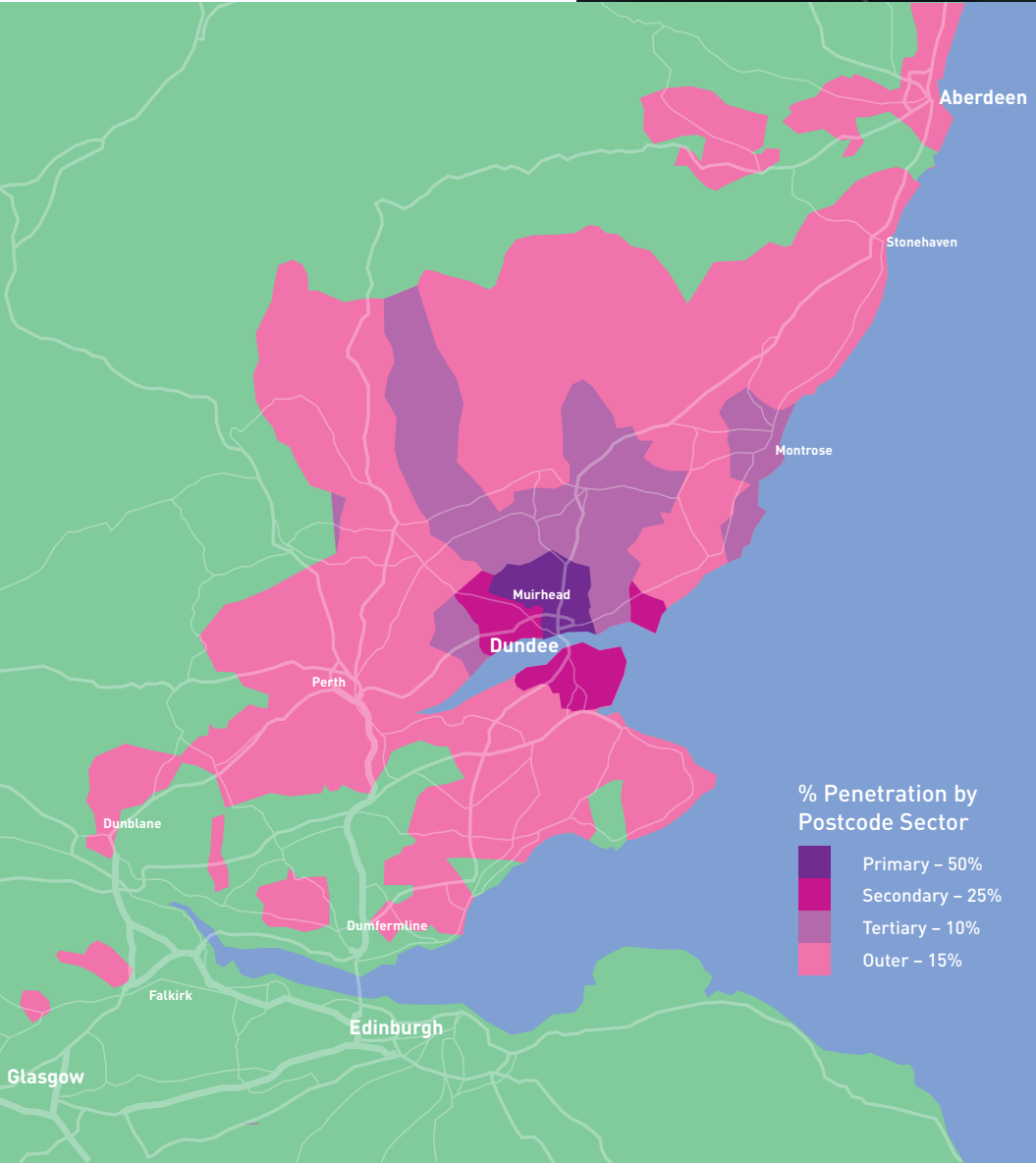
- refurbishment and rebranding of the principal external facades.
- new signage throughout the Centre.
- internal mall reconfiguration and improved circulation routes and visibility throughout the Centre.
- new glazed scenic public lift between mall levels.
- creation of new food court.
- new public toilets.
- car park refurbishment with introduction of shopper friendly 'pay on foot' parking arrangements.
- major plant refurbishment.

Footfall



- over 7m shoppers in the last 12 months.
- average footfall: 570,000 per month.
- footfall up 10% in 2008.

Well placed



a catchment population of over 500,000 within 45 minutes drive time



Wellgate attracts a large percentage of young shoppers drawn from Dundee's growing student population of 16,000



Well positioned

Total available expenditure in the catchment is £800m p.a.

- total expenditure per head = £4,292.
- 6% higher than UK average.

Convenience expenditure in the catchment is £327m p.a.

- convenience expenditure per head = £1,758.
- 14 % higher than UK average.

Comparison goods spend in the catchment is £472m p.a.

- comparison expenditure per head = £2,534.
- 1% higher than UK average.

Well educated

- over 36,500 with university degrees or higher.
- growing student population of 16,000.
- one of the world's top seven Intelligent Communities.



Well informed



- the home of best value retailing.
- 338,000 sq ft of retail space over 3 levels.
- over 600 car parking spaces.
- £6m refurbishment.
- average footfall: 570,000 per month.
- footfall growth up 10% in 2008.
- over 500,000 within 45 minutes drive time with available spend of £800m.
- £472m spend on non-food goods.
- growing student population of 16,000.



Bhs

look

T.J. HUGHES

Iceland

Peacocks

Poundland

Superdrug

Clinton CARDS

claire's

SUBWAY

BURGER KING

McDonald's

The destination for value retailing in Dundee

Wellgate



PRUPIM

www.wellgatedundee.co.uk

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