

Fairgreen Shopping Centre  
Mullingar, Ireland

Lexeme  
Retail  
Property  
Group™



## Fairgreen Shopping Centre Location

— **The Scheme** Fairgreen Shopping Centre, Mullingar is located 80km from Dublin city and opened in 2005. Currently the scheme comprises in excess of 9,290m<sup>2</sup> (100,000ft<sup>2</sup>) of retail space with 300 car parking spaces provided at basement level.

The scheme is anchored by Penneys and Marks and Spencer. Other retailers include New Look and Lifestyle Sports.

With increased interest for retail space from other major retailers, the Group are currently working on Phase II of the scheme which will see the Centre increase by 16,722m<sup>2</sup> (180,000ft<sup>2</sup>).



**Mullingar lies near the primary route M4, the main Dublin - Sligo Road, 79km from Dublin**



# Phase 2 of Fairgreen Shopping Centre will see the retail space increase by 16,722m<sup>2</sup>

## A New Direction

— **Company Information** The principals behind Lexeme Retail Property Group have been developing and managing retail property for over 20 years. The long standing relationships we have built with our retailers, both large and small, are testament to our track record for delivering on time and to specification.

Fast becoming Ireland's premier retail development and holding company, Lexeme is currently involved in retail schemes in Navan, Carlow, Mullingar, Tullamore and Dublin as well as interests in the UK.

The total area under ownership, management and development is in excess of 185,000m<sup>2</sup> (2,000,000ft<sup>2</sup>) and all schemes are in prime town centre locations, thus providing an opportunity for retailers to expand their presence throughout Ireland, whilst having to deal with one space provider with a proven track record.

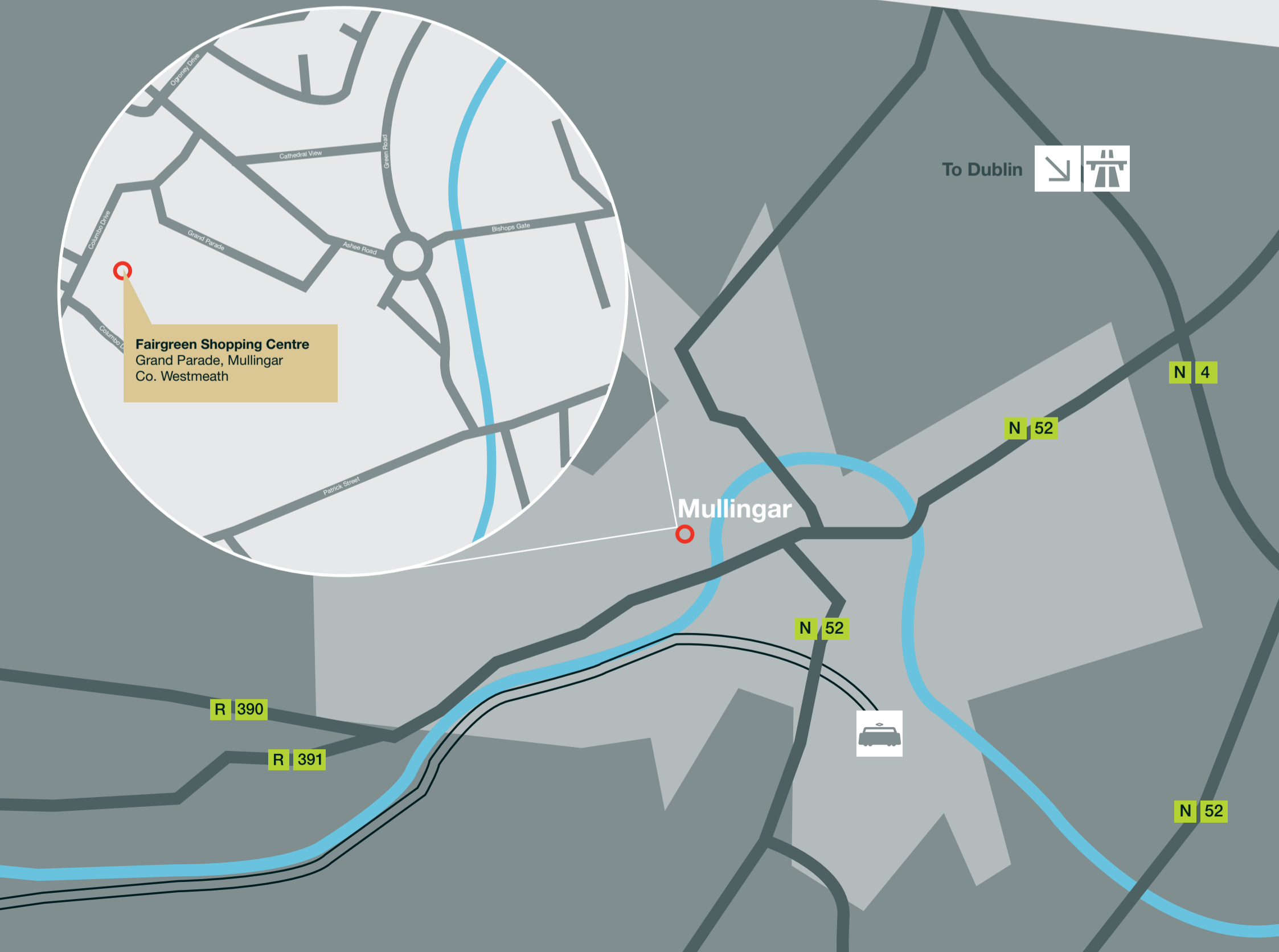
The Group is now positioned to ensure that it and its partners – the retailers – continue to thrive.

# The Gateway to Ireland



— **Mullingar** A thriving, bustling town and historically a busy market centre has grown into a leading hub of enterprise, industry and commercial development. An ideal location, less than an hour from the greater Dublin area, has meant that Mullingar has become a very popular choice as a place to live and do business.

Mullingar is located in the Midland Gateway Region and has experienced rapid growth in the last ten years. Within a 40 minute drive time of Mullingar records show an available retail spend in excess of €575,000,000.



To Dublin  

N 4

N 52

Mullingar

N 52

R 390

R 391

N 52



# Local Demographics

## Population

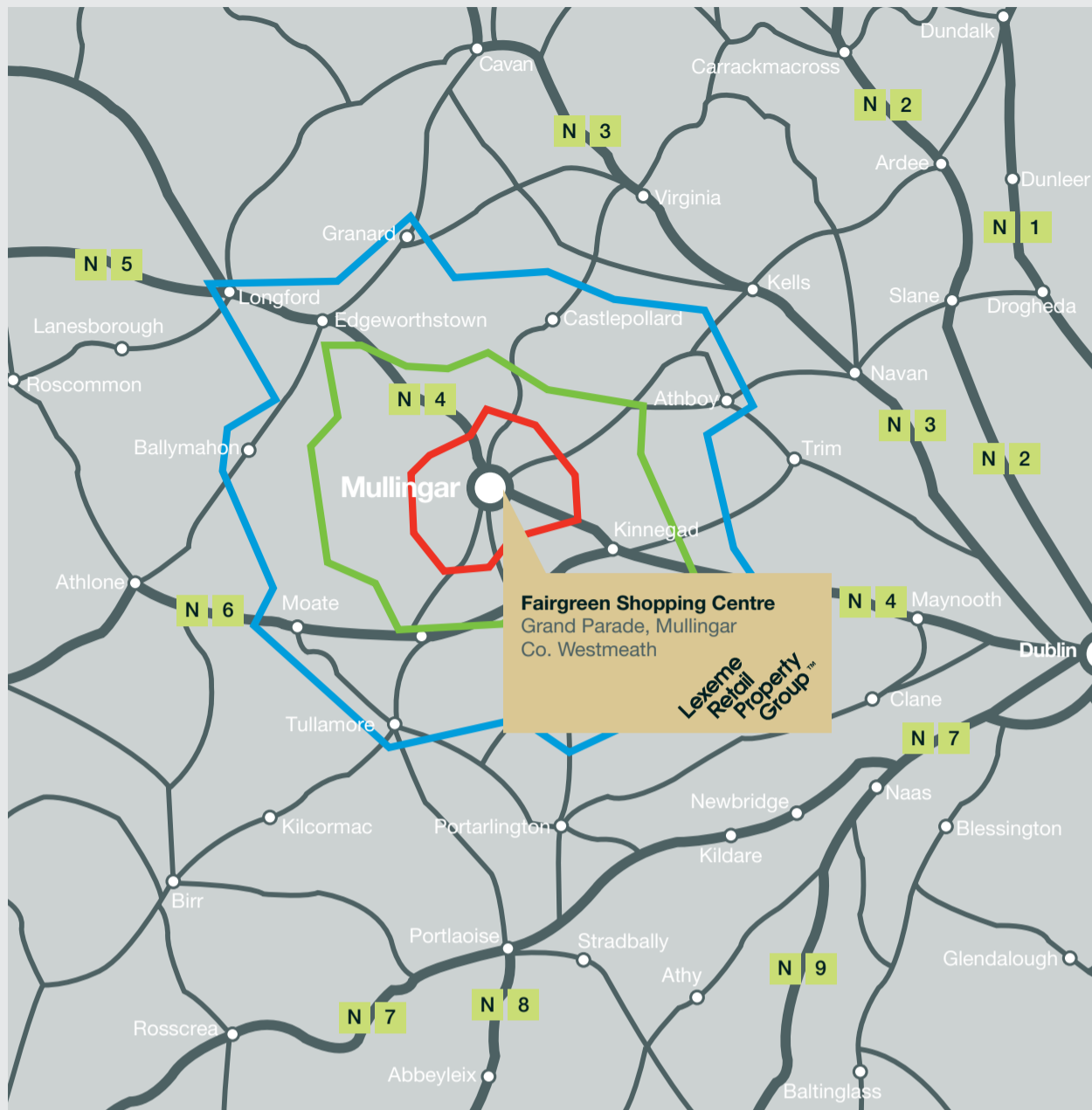
Mullingar lies 79km (49 miles) North-West of Dublin on the National Primary Route N4. The town is the administrative and commercial centre for County Westmeath. In 2006, its total population within a 30 minute drive of Mullingar centre was 106,011.

## Growth

The Mullingar area (the area within a 30 minute drivetime of Mullingar) with a population of approximately 106,000 in 2006 has seen a 15% increase since 1986, almost twice the average increase of the country as a whole in the same period. Of the area population in 2006, the largest age group is the 25-44 yrs age bracket making up almost 30% of the area having grown by over 25% from 2002.

### Minutes from Mullingar

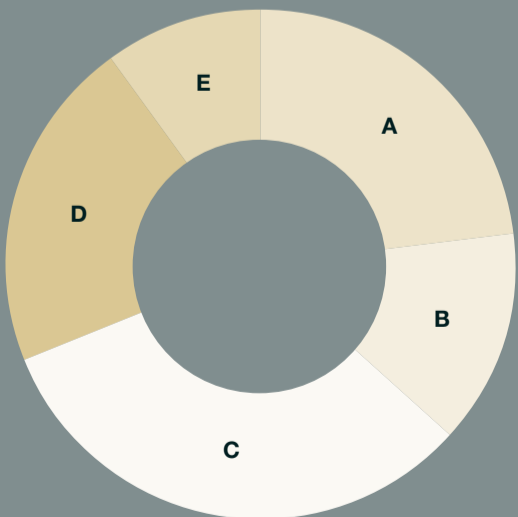
<b>10</b>	25,250 people
<b>20</b>	46,901 people
<b>30</b>	106,011 people



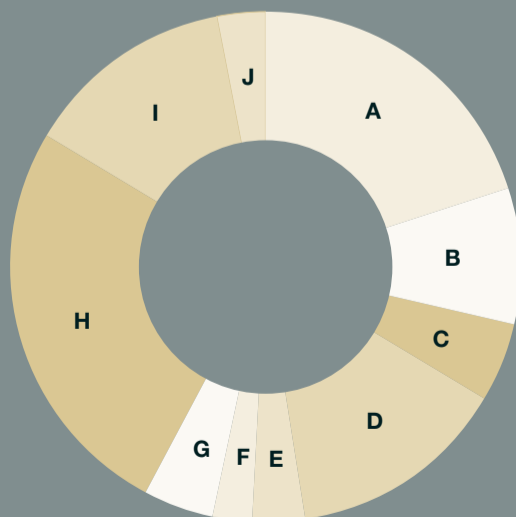
10, 20 & 30 minute drive times from Carlow

## Target Area

The number of persons at work in the Mullingar area increased by 26% between 2002 and 2006 compared to the overall Irish employment increase of 17% over the same period.



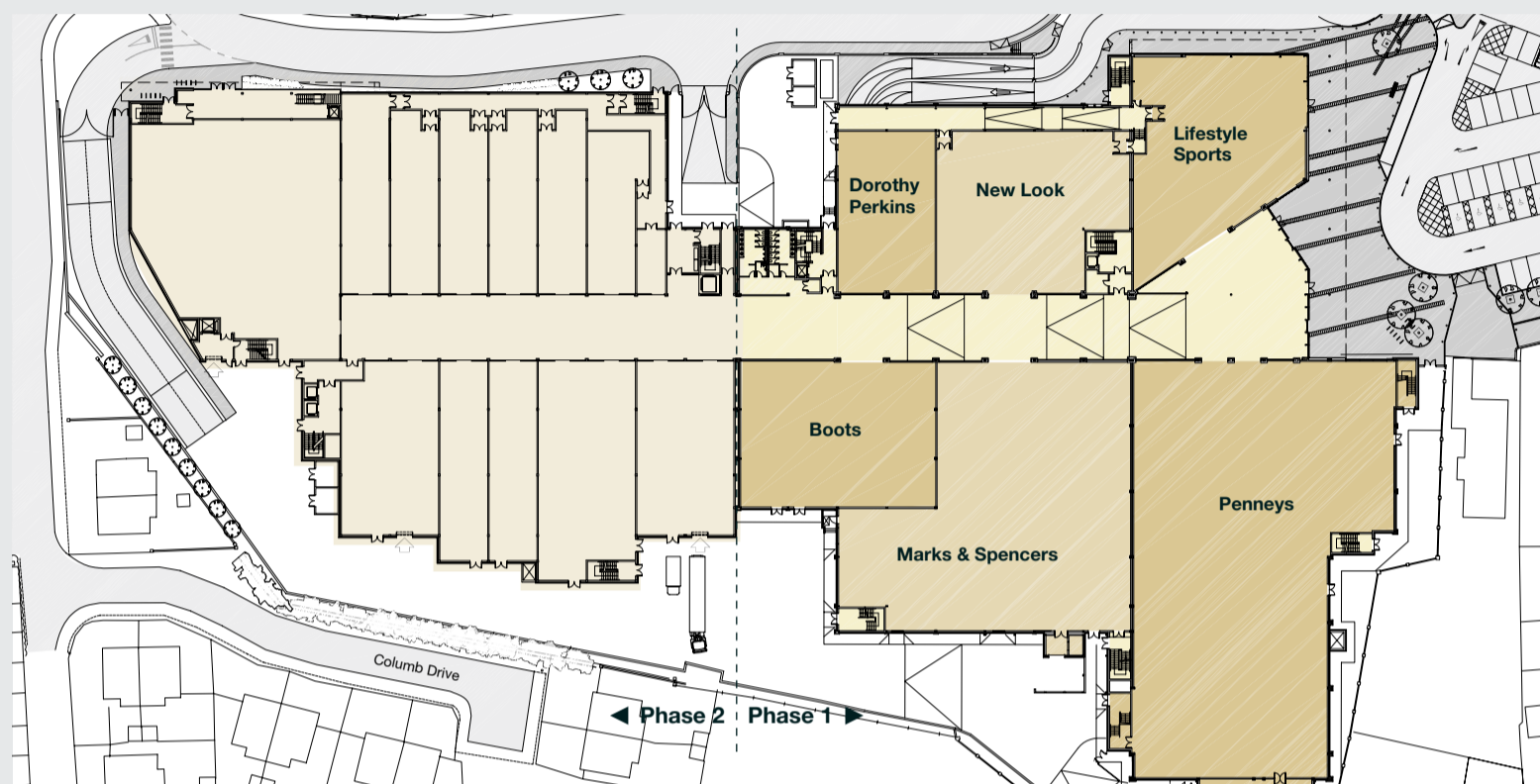
Age Profile	Area	Area %
A. <15 Years	24,547	23%
B. 15-24 Years	14,580	14%
C. 25-44 Years	34,122	32%
D. 45-64 Years	22,188	21%
E. 65+ Years	10,574	10%



Estimated Household Expenditure 08	Expenditure
A. Food	20%
B. Alcoholic Drink & Tobacco	9%
C. Clothing & Footwear	5%
D. Housing	14%
E. Durable Household Goods	3%
F. Non-Durable Household Goods	2%
G. Fuel & Light	5%
H. Services & Other	26%
I. Transport	13%
J. Miscellaneous	3%

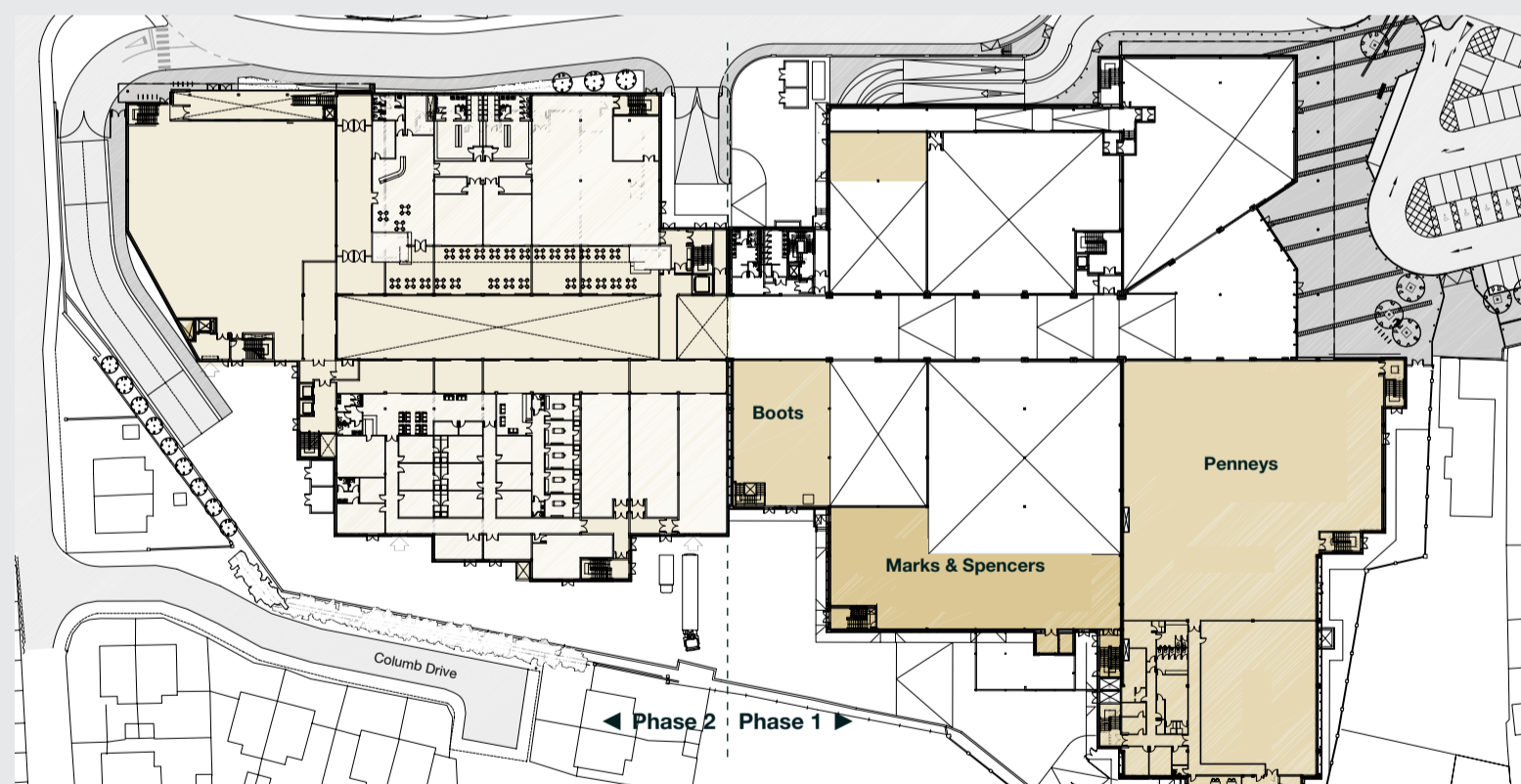
## Mullingar Scheme Plan

— In 2005 Fairgreen Shopping Centre opened its doors to the public. Anchored by Marks and Spencer and Penneys, it was one of the largest retail offerings in the area. Other tenants at the centre include UK fashion retailer New Look, Dorothy Perkins along with Lifestyle Sports. With the increasing affluence and population of the area, we have undertaken an extension to the current centre bringing its total retail space to 26,013m<sup>2</sup> (280,000ft<sup>2</sup>). It is expected to attract many national and international retailers into the area to capitalise on the town's growing population and its increasing popularity as a location with a high quality of life compared to many busy areas of Dublin.



### Level 0

Provisional plans. Subject to change.



### Level 1

Provisional plans. Subject to change.



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— **Lexeme Retail Property Group** is fast becoming Ireland's premier retail development and holding company. Lexeme Retail Property Group combines experience and expertise in the Irish and UK property markets with a highly entrepreneurial approach to retail portfolio management.

The company's substantial interest both trading and under development in the UK and Ireland is in excess of 185,000m<sup>2</sup> (2,000,000ft<sup>2</sup>) of prime shopping centre retail space.

**Conditions to be Noted**

1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on as a statement or representation of fact.

2. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property.

3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them.

4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.

5. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively.

6. Prices are quoted exclusive of VAT (unless otherwise stated) and the purchaser/ lessee shall be liable for any VAT arising on the transaction.

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