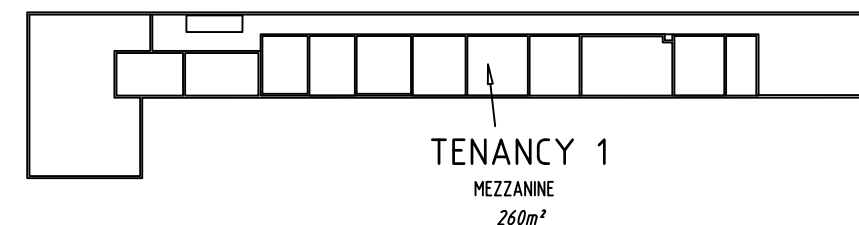
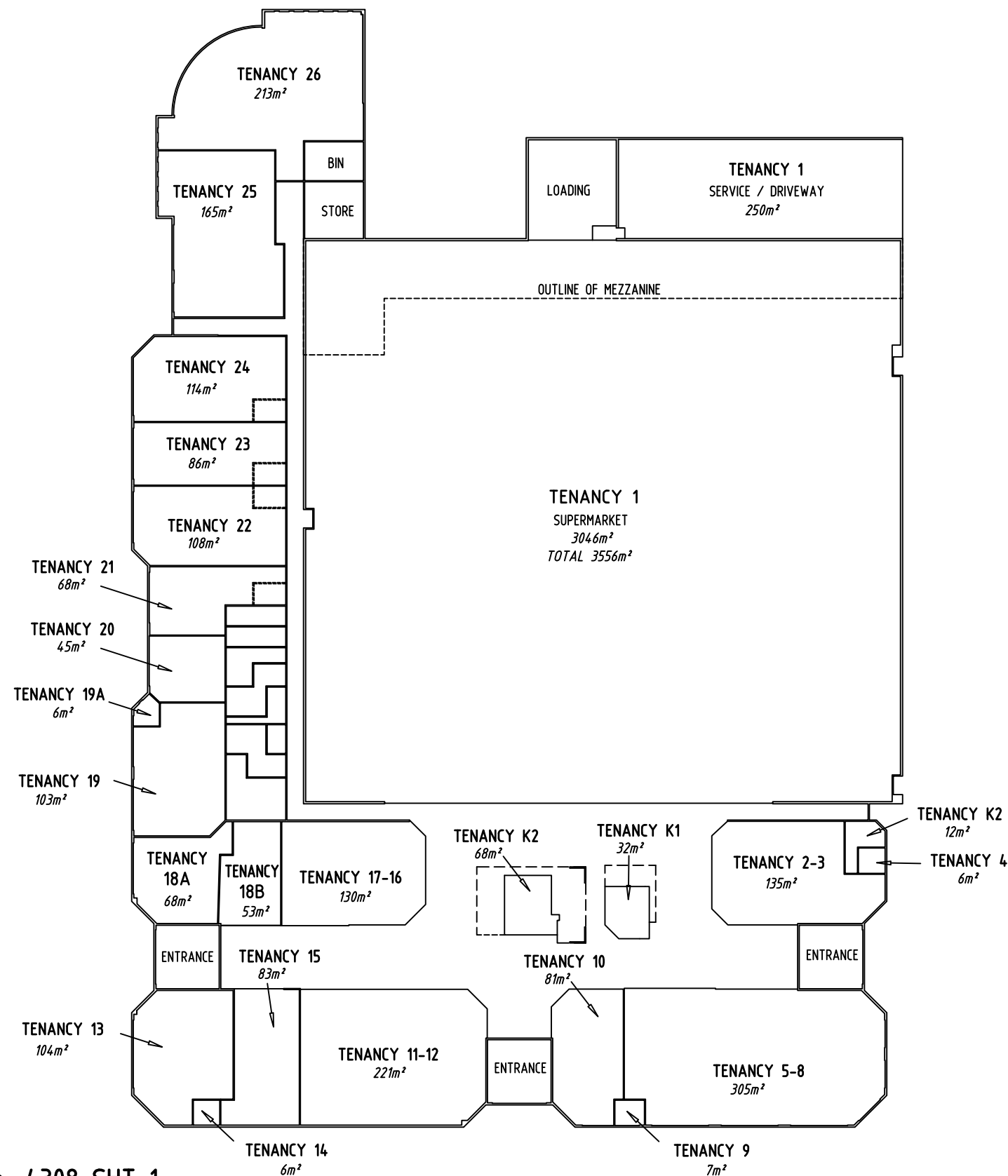


'SPRINGS' SHOPPING CENTRE  
GROSS LETTABLE AREA - RETAIL  
MEASURED IN ACCORDANCE WITH  
PROPERTY COUNCIL OF AUSTRALIA  
METHOD OF MEASUREMENT FOR LETTABLE AREA - MARCH 1997



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