

Northern Ireland's No 1



Junction One has been confirmed as the No.1 out of town shopping and leisure destination in Northern Ireland.

Junction One International Outlet Shopping Centre has once again been confirmed as Northern Ireland's premier retail centre with a top three ranking in CACI's Retail Footprint for 2007.

This nationally recognised retail ranking covers over 300 retailer centres across the whole island of Ireland measuring true market size, shopper characteristics and catchment extent of each centre.

Third only to Belfast and Londonderry, Junction One has maintained its placing above cities such as Lisburn and towns such as Omagh and ahead of all other retail centres in Northern Ireland.

Taking an all-Ireland approach Junction One is also firmly established in the top ten Retail Footprint places ranking alongside Dublin, Cork and Galway.

"CACI's analysis shows that with strong concentrations of affluent families, customers at Junction One are more 'upscale' than any other outlet centre in Northern Ireland. The evolving customer offer has significantly increased the number of affluent shoppers to the site and levels of average visitor spend and

Retail Centre	Class Name	Rank
Belfast	NI - Regional Centres	1
Londonderry	NI - Average Centres	2
Junction One	NI - Major FOCs Mass Market	3
Newtownabbey (Abbey Centre)	NI - Average Purpose Built District Centres	4
Lisburn	NI - Average Centres	5
Coleraine	NI - Average Centres	6
Banbridge - The Outlet	NI - Major FOCs Mass Market	7
Ballymena	NI - Average Centres	8
Omagh	NI - Average Centres	9
Newry	NI - Average Centres	10

CACI Northern Ireland Retail Footprint Rankings 2007

dwell time now rank amongst the best in Europe. With trading patterns firmly established and year on year growth out performing the market, Junction One is clearly the number one outlet centre in Northern Ireland." Ken Gunn, Head of Property Consulting, CACI.

Retail Centre	Class Name	Rank
Dublin	Ireland - National Centres	1
Belfast	NI - Regional Centres	2
Cork	Ireland - Average Centres	3
Blanchardstown	Ireland - Average Urban Regional Malls	4
Dundrum	Ireland - Premium Urban Regional Malls	5
Londonderry	NI - Average Centres	6
Galway	Ireland - Average Centres	7
Dundalk	Ireland - Average Centres	8
Limerick	Ireland - Average Centres	9
Junction One	NI - Major FOCs Mass Market	10

CACI Ireland Retail Footprint Rankings 2007

Christmas Trading; another successful year

Junction One International Outlet Shopping Centre has defied retailing pundits gloomy Christmas forecasts with yet another positive uplift in sales and an exceptionally busy month in terms of footfall.

Perfumery, computer games and luxury goods such as jewellery and audio visual equipment proved the most popular buys with many retailers recording double digit percentage growth figures up to 30%. Area Manager of Perfume Shop, Amanda Kitchingham advised: "This year we are very happy with the sales which we achieved throughout the Christmas period at Junction One. We were +8% on sales and that was against an exceptionally good Christmas last year. Our business and customer base is continuing to grow and I feel that Junction One is going from strength to strength with great support from the onsite management team." Fiona Haldane, PR Executive of GAME added: "GAME delivered an outstanding Christmas sales performance at Junction One." And Peter Hamilton, Sales Director at Christy commented: "Over the Christmas period Christy achieved strong year on year sales increases at Junction One."

GAGGIA UK managing director Raj Beadle said their Junction One store performed very well during the pre-Christmas period: "We were

delighted with customer reaction to both our automatic and manual range of coffee machines. Strong sales at Junction One reflected our performance at stand-a-lone GAGGIA stores throughout the UK." Sales by square foot saw newcomers Clockwork Orange and cosmetics retailer All Wellan Good storm into the Centre's top ten tenants whilst Chapelle's Christmas upturn confirms Northern Ireland consumer's love of luxury goods at competitive prices.

Sam Morrison the SVM Managing Director of Clockwork Orange said: "We are very pleased with our Christmas sales figures which far surpassed all our expectations for the period. We had a record opening and the store has continued to be a major attraction." Similarly Steve Hazell, General Manager of Billabong advised: "Our store at Junction One has exceeded all our expectations and we are very, very happy with the sales to date. We have had a great response from customers which is very encouraging." And Managing Director of All Wellan Good, Chris Sheppard concluded: "We are delighted with our first years Christmas trading at Junction One which exceeded both our budgets and forecasts. Transactional values were top of the tree. We look forward to a successful year ahead at Junction One".

Success breeds further expansion and development

Junction One's winning combination of excellent location, exciting tenant mix and critical mass has made it the dominant factory outlet centre for Ireland. Having achieved market leadership and a record 10 million visitors to date, Junction One continues to grow and improve, adding new names to the customer offer providing quality, choice and style at unbeatable prices.

Already four phases of development are complete, comprising 330,000 sq ft of retail and leisure, including 70 outlet stores and restaurants. Latest additions to the outlet centre are trend-setting fashion store Clockwork Orange, fashion footwear label Staccato, surfers' label Billabong, global luggage brand Antler and cosmetics retailer All Wellan Good.

Success breeds success and leasing is now underway for a further 45,000 sq ft of outlet space plus 250,000 sq ft of retail and leisure.

Junction One's aim to provide a complete lifestyle experience in one location is already a reality with a complementary retail and leisure park also located on the 80-acre site.

Alongside a host of restaurants and cafes, Junction One is also home to national retailers such as Homebase and Lidl with an 80,000 sq ft ASDA superstore set to join them later this year.

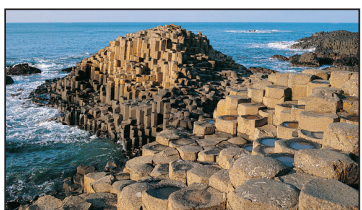
With the Express by Holiday Inn hotel already successfully trading, work will soon begin on an adjacent multiplex cinema and adventure golf facility. Jim Mingle, General Manager of Express by Holiday Inn said: "We have had a fantastic first Christmas at Junction One far exceeding expectations. The location, close to both Antrim town and Belfast International Airport, coupled with the business derived directly from this highly successful retail and leisure complex, is a real winner."



Location, Location, Location...

Whether visitors or local people are checking out the delights of historic Antrim and Lough Neagh or taking a trip up to Northern Ireland's world heritage sight, the magnificent Giant's Causeway and the surrounding North Coastal region - Junction One's location on the edge of Antrim town is the perfect stopover for a welcome break and a little light retail therapy.

Housing over 70 top retail names, Junction One is situated off the M2 motorway at Antrim and is only minutes from Belfast's International Airport at Aldergrove and 25 minutes by car from Belfast and the George Best Belfast City Airport and Stena Line routes at the Port of Belfast. Junction One is also only 30 minutes from Larne and its P&O ferry crossings and is just over 2 hours by car from Dublin. The centre can also be easily accessed by bus and train.



The Right Mix At Junction One

Since opening in May 2004 Junction One has welcomed over 10 million visitors and has continued to expand and evolve to consumer needs introducing new store names and a brand new phase of outlet shopping which opened in Autumn 2007. Now housing over 70 stores Junction One features famous High Street names such as Next Clearance, Marks & Spencer, Clarks, Levi's and Mexx plus a host of designer style brands such as Austin Reed, Liz Claiborne, Jacques Vert/Windsmoor and Ecco and Pierre Cardin. The most recent additions to the portfolio include GAGGIA, Menarys, Clockwork Orange, Staccato, Billabong, All Wellan Good and Antler.

Junction One also boasts an impressive children's play area named Adventure Island and an excellent choice of cafe's and restaurants including Paul Rankins Café and Restaurant, Starbucks, Moe's Bar and Grill and Red Panda.

And this discount shopping mecca is not just dedicated to women! Men of all ages will be inspired by their sports, outdoor and entertainment ranges including Nike, Adidas, Mountain Warehouse, Trespass and Bose.

Proven Marketing Success

An integral marketing team involving the asset manager, centre management, advertising and public relations executives helps deliver strong, innovative and cohesive marketing campaigns for all seasons at Junction One. The recent Christmas and New Year trading period was particularly successful with retailers experiencing buoyant sales with many stores exceeding their targets. The marketing team supported all stores this Christmas with a comprehensive 11 week programme of advertising on TV, radio, press, outdoor and onsite promotions. This above the line activity was complemented by feature and news editorial in consumer magazines, daily and regional press coupled with key support sponsorships. Summing up Junction One's level of retailer support, Kirsty Wandrum, area manager of Thornton's said: "Junction One always aims to keep one step ahead of the retail estate in Northern Ireland. Excellent marketing campaigns and full retail buy-in with consistent standards in trading hours and customer services, are extremely important ensuring that customers are never disappointed with the whole experience of shopping and leisure. Thornton's are very proud to be part of the Junction One team."

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