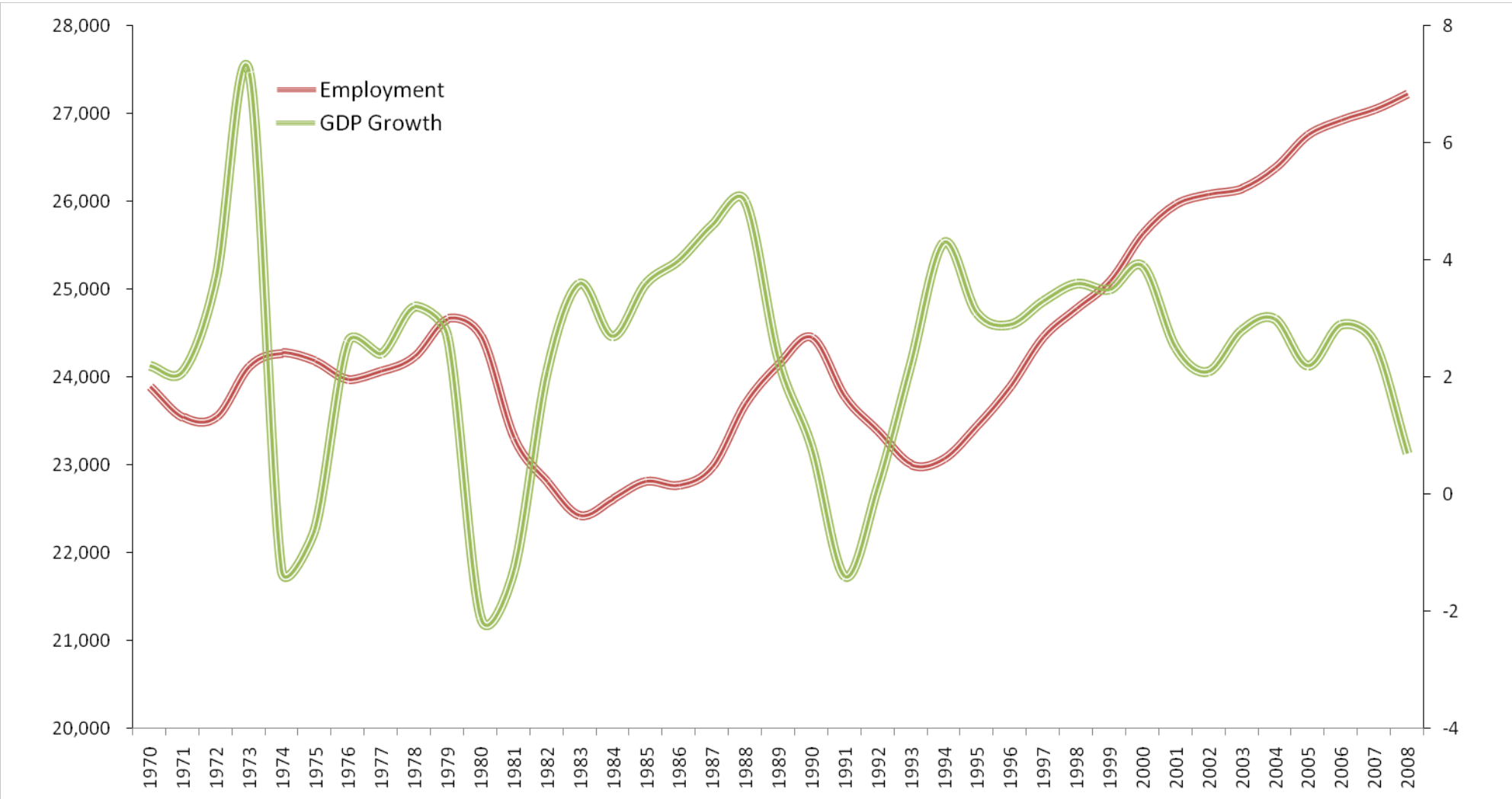

Impact of recession of retail property and thoughts on recovery

Jeremy Hinds

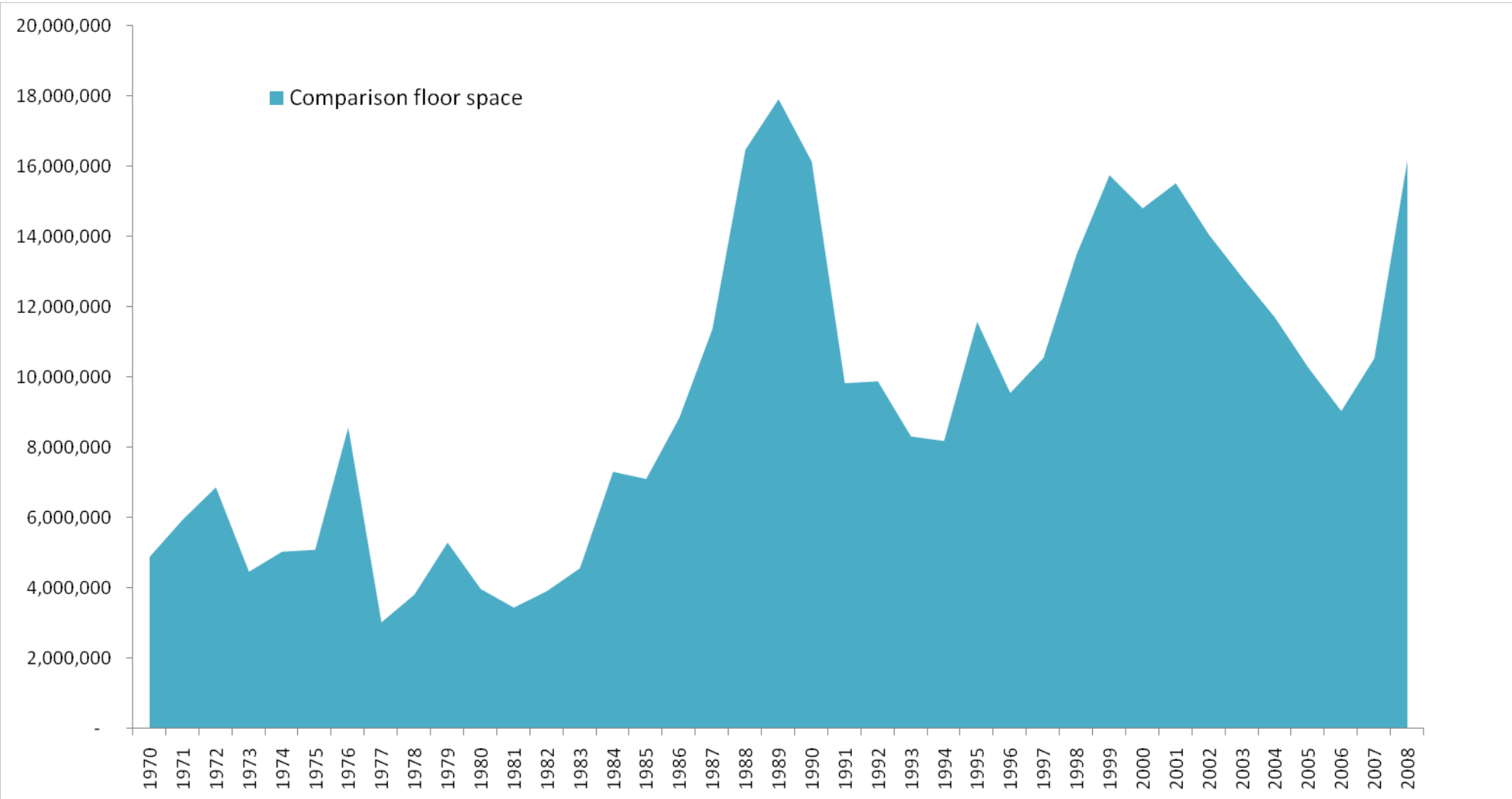
Director of Retail Planning, Savills Planning and Regeneration

15th October 2009

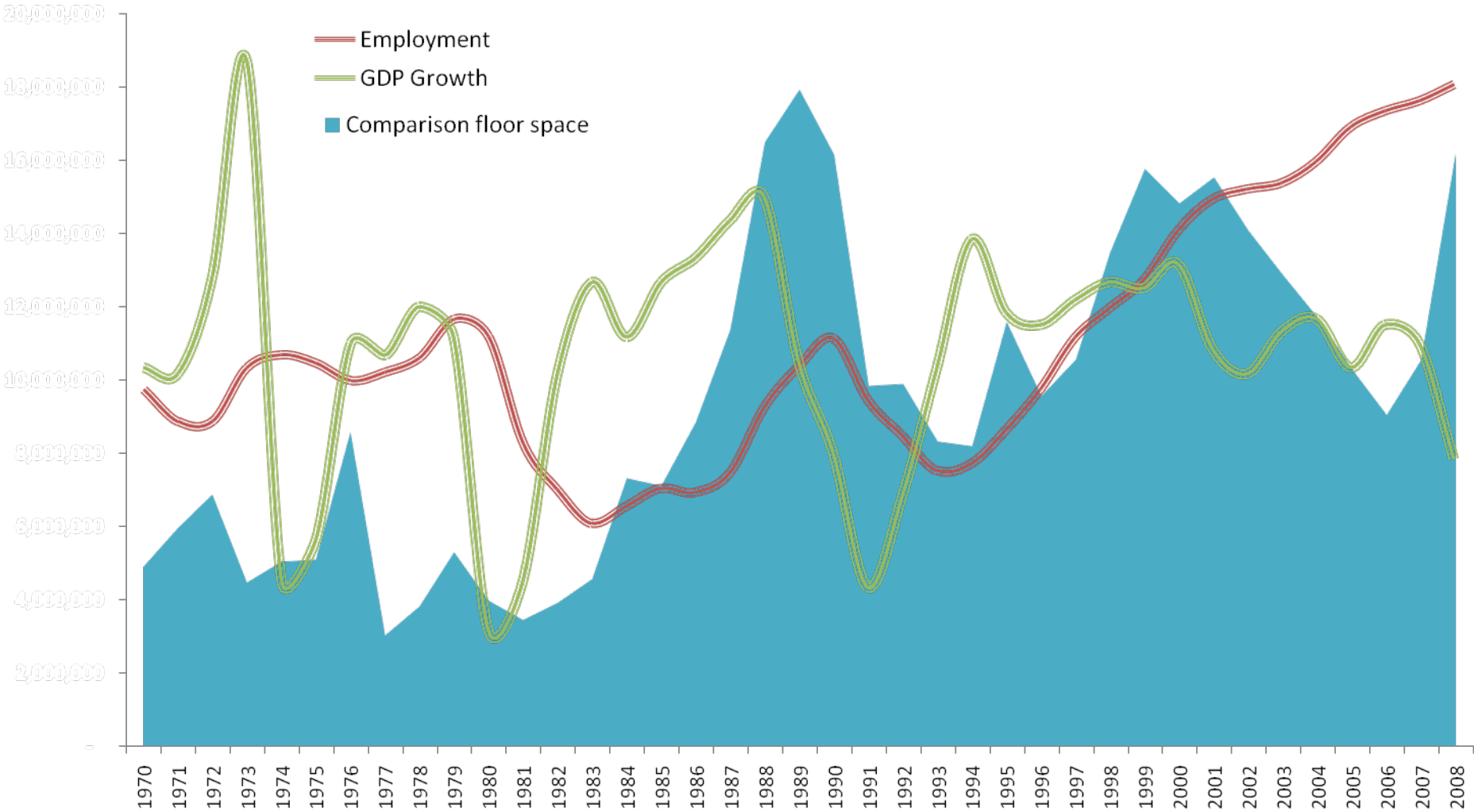
Economic Trends



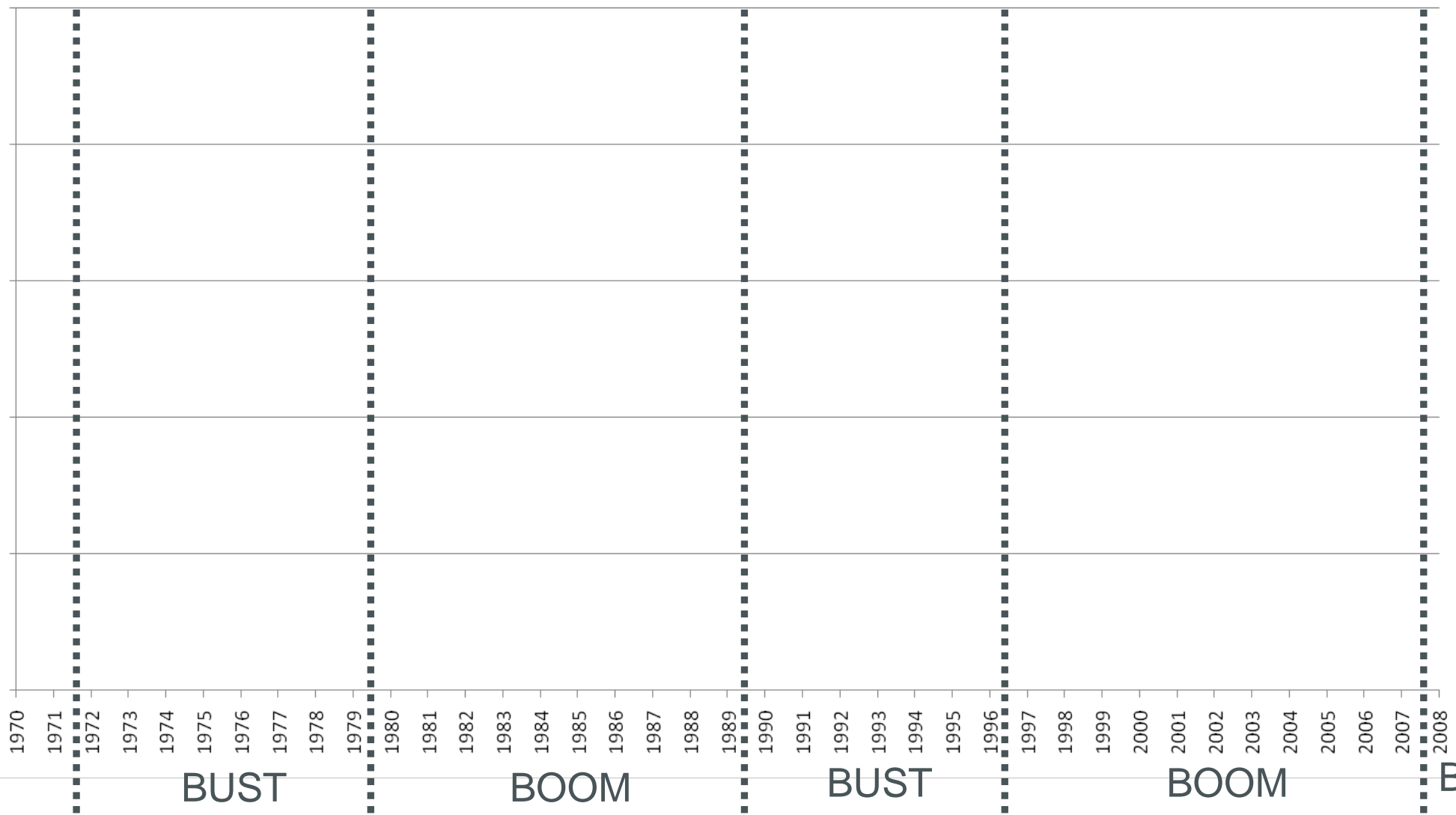
Development of Comparison Goods Space



Economic Impact on Development?



Economic Phases



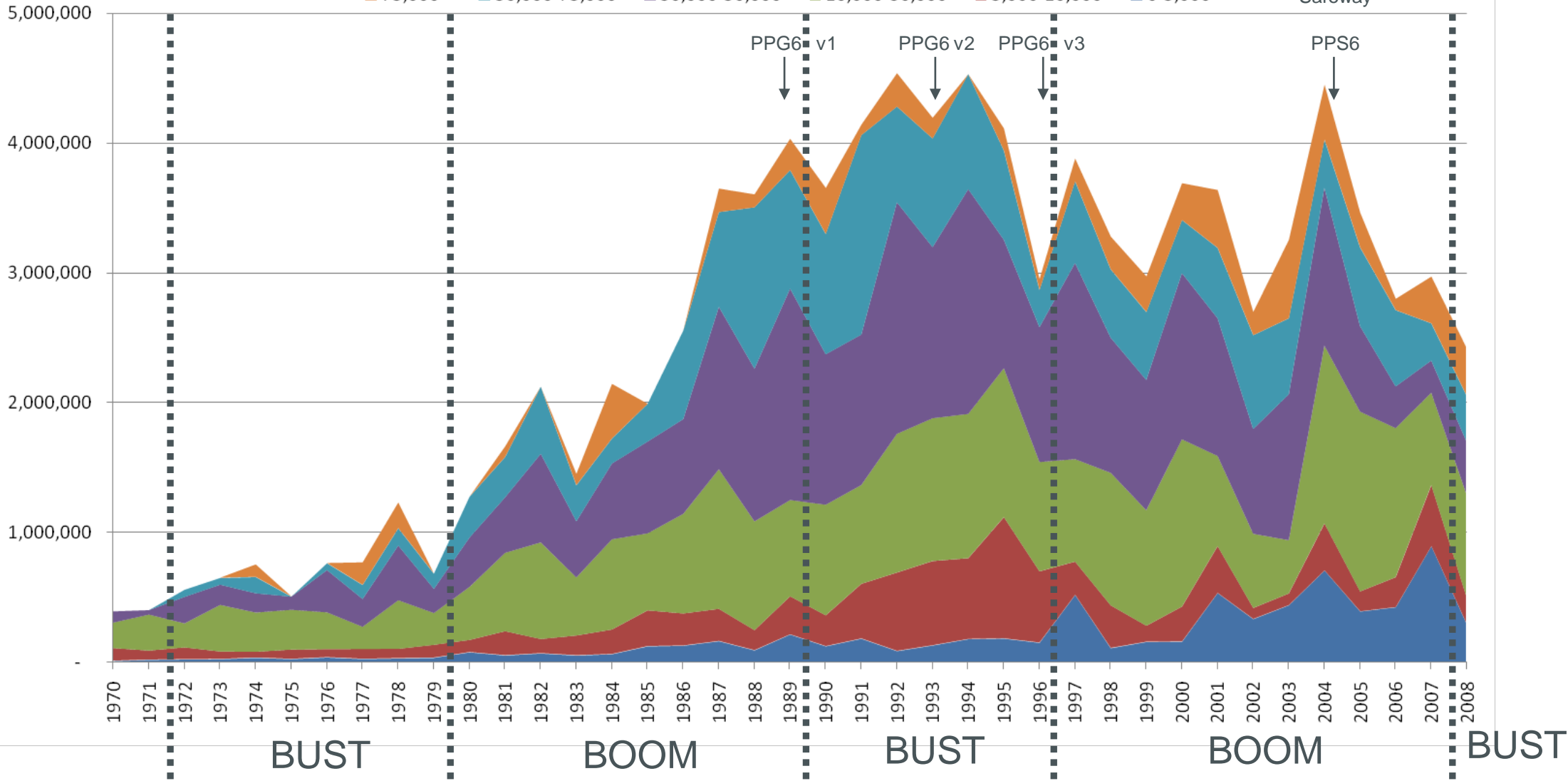
Grocery response to recession



Food store openings by year and size band (net sqft)

75,000+ 50,000-75,000 30,000-50,000 10,000-30,000 5,000-10,000 0-5,000

Morrison's
acquire
Safeway



Small stores provide significant supply role despite big-box retailing

