

HDH Retail Vitality Ranking

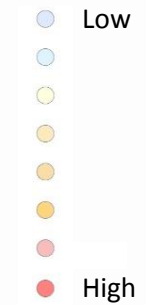
Retail Spend Ranking

Retail Spend Potential Rank	Retail Centre	HDH Retail Spend Potential	Vitality Score Ranking
1	London West End	£8,470,734,807	12
2	Glasgow	£4,187,229,307	56
3	Birmingham	£3,523,573,409	55
4	Manchester	£3,424,696,667	27
5	Leeds	£3,062,899,974	29
6	Liverpool	£3,029,719,219	33
7	Nottingham	£2,931,531,767	52
8	Cardiff	£2,746,380,212	47
9	Newcastle upon Tyne	£2,739,903,521	82
10	Leicester	£2,334,503,122	95
11	Norwich	£2,312,194,954	73
12	Edinburgh	£2,297,048,682	17
13	Westfield London	£2,265,528,498	1
14	Kingston upon Thames	£2,127,365,507	13
15	Bristol	£2,095,123,247	39
16	Southampton	£2,049,378,010	74
17	Bluewater	£1,960,572,594	8
18	Westfield Stratford	£1,954,050,298	14
19	Milton Keynes	£1,899,213,056	51
20	Reading	£1,898,846,846	84
21	Aberdeen	£1,859,791,291	70
22	Hull	£1,858,896,751	170
23	Brighton	£1,836,819,268	22
24	Trafford Centre	£1,834,021,399	19
25	Derby	£1,823,247,763	113
26	Meadowhall	£1,801,190,169	23
27	Croydon	£1,774,115,183	126
28	Bromley	£1,673,163,330	57
29	Chester	£1,644,201,122	25
30	Lakeside	£1,622,017,826	32
31	Plymouth	£1,600,100,139	122
32	Bolton	£1,523,597,487	290
33	Metrocentre	£1,517,571,706	48
34	Ipswich	£1,512,017,550	149
35	Exeter	£1,509,650,136	58
36	Brent Cross	£1,501,294,061	5
37	Peterborough	£1,483,055,456	104
38	Watford	£1,468,923,698	88
39	Cambridge	£1,465,236,495	7
40	Sheffield	£1,447,824,794	154
41	Oxford	£1,444,976,023	24
42	Merry Hill	£1,434,079,460	77
43	Stoke-on-Trent	£1,415,671,039	246
44	Coventry	£1,406,175,227	283
45	Northampton	£1,401,826,055	164
46	Middlesbrough	£1,386,029,645	237
47	Guildford	£1,365,457,817	11
48	York	£1,356,202,848	36
49	Lincoln	£1,351,635,493	135
50	Bath	£1,289,255,124	10

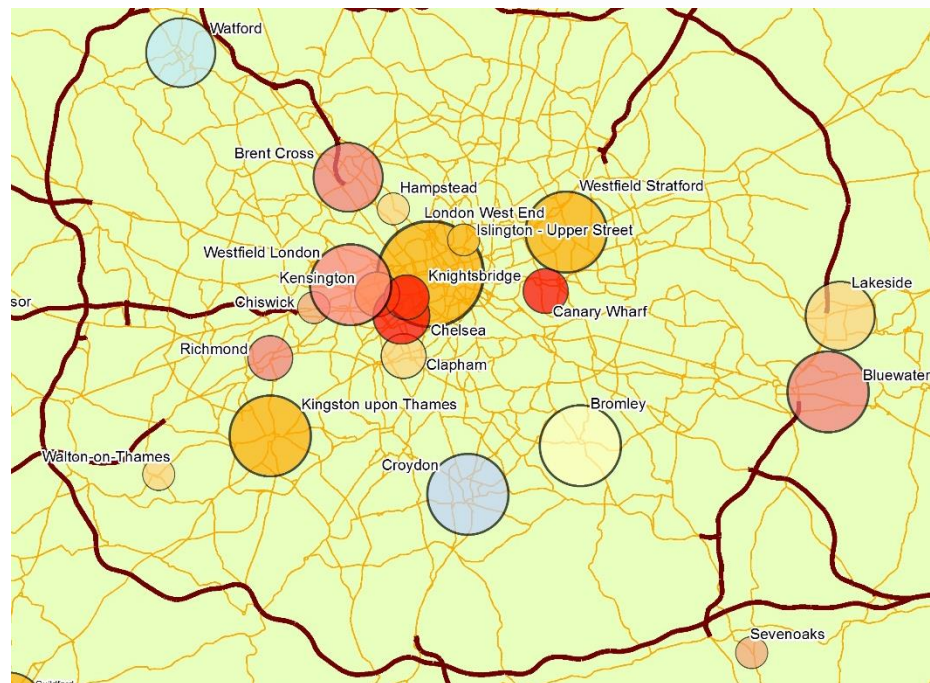
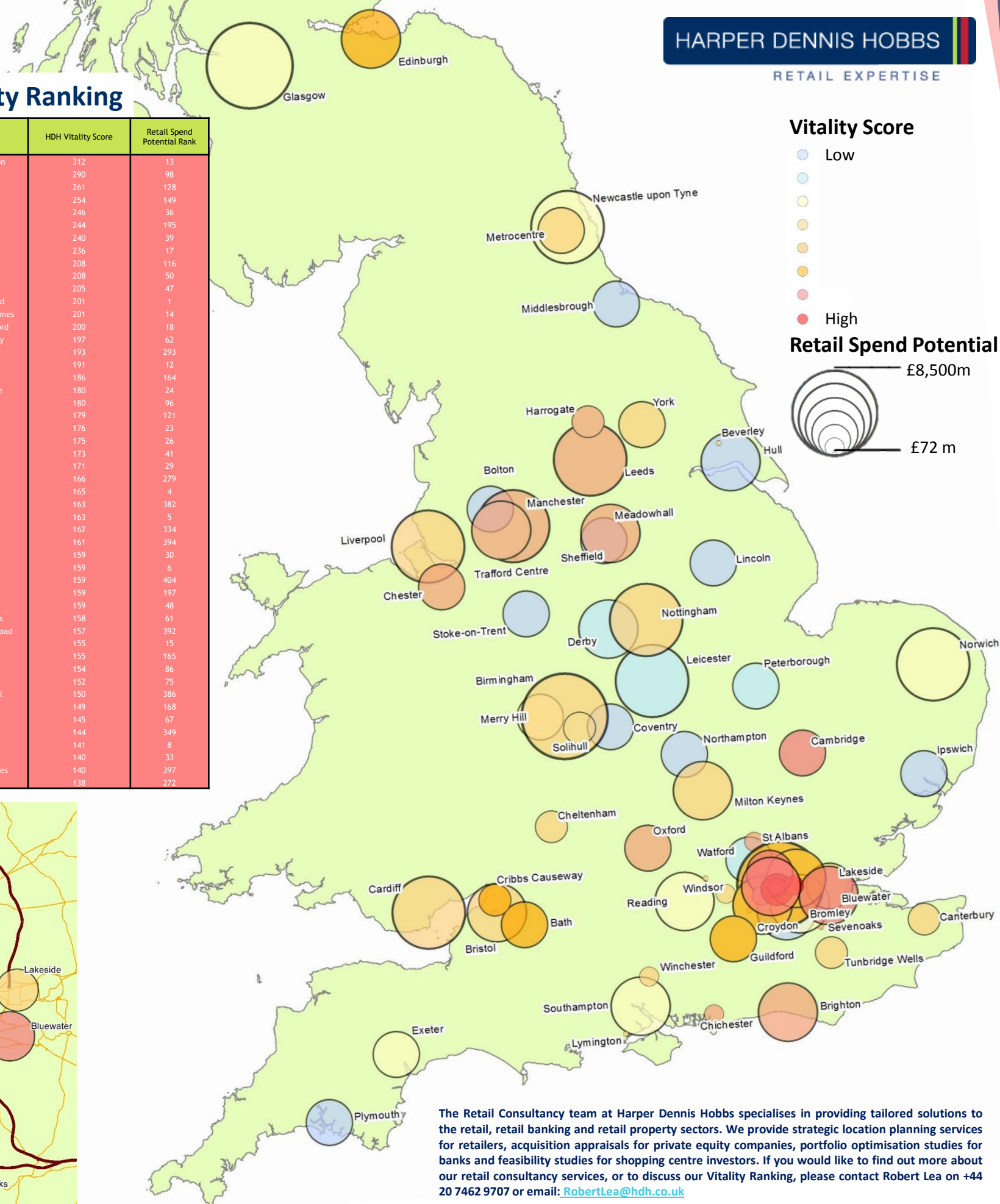
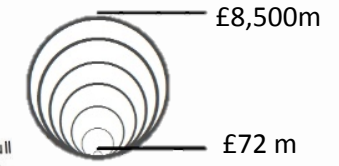
Vitality Ranking

Vitality Rank	Retail Centre	HDH Vitality Score	Retail Spend Potential Rank
1	Westfield London	312	13
2	Chelsea	290	98
3	Knightsbridge	261	128
4	Canary Wharf	254	149
5	Brent Cross	246	36
6	Richmond	244	195
7	Cambridge	240	39
8	Bluewater	236	17
9	Kensington	208	116
10	Bath	208	50
11	Guildford	205	47
12	London West End	201	1
13	Kingston upon Thames	201	14
14	Westfield Stratford	200	18
15	Cribbs Causeway	197	62
16	Islington	193	293
17	Edinburgh	191	12
18	St Albans	186	164
19	Trafford Centre	180	24
20	Harrogate	180	96
21	Chichester	179	121
22	Brighton	176	23
23	Meadowhall	175	26
24	Oxford	173	41
25	Chester	171	29
26	Chiswick	166	279
27	Manchester	165	4
28	Sevenoaks	163	382
29	Leeds	163	5
30	Wilmslow	162	334
31	Hampstead	161	394
32	Lakeside	159	30
33	Liverpool	159	6
34	Marlow	159	404
35	Winchester	159	197
36	York	159	48
37	Tunbridge Wells	158	61
38	Bristol - Queens Road	157	392
39	Bristol	155	15
40	Clapham	155	165
41	Cheltenham	154	86
42	Canterbury	152	75
43	Ocean Terminal	150	386
44	Windsor	149	168
45	Solihull	145	67
46	Lymington	144	349
47	Cardiff	141	8
48	Metrocentre	140	33
49	Walton-on-Thames	140	397
50	Beverley	138	272

Vitality Score



Retail Spend Potential



The Retail Consultancy team at Harper Dennis Hobbs specialises in providing tailored solutions to the retail, retail banking and retail property sectors. We provide strategic location planning services for retailers, acquisition appraisals for private equity companies, portfolio optimisation studies for banks and feasibility studies for shopping centre investors. If you would like to find out more about our retail consultancy services, or to discuss our Vitality Ranking, please contact Robert Lea on +44 20 7462 9707 or email: RobertLea@hdh.co.uk