

PRESS RELEASE

Frasers Property Australia and Winten Property Group launch Australia's first Community Business District – Macquarie Exchange

SYDNEY, 17 APRIL 2019

The future of Sydney's Macquarie Park is set to be dramatically transformed by Frasers Property Australia and Winten Property Group with the official launch of Australia's first Community Business District – the \$750 million¹ Macquarie Exchange.

Located at the entrance to Macquarie Park's new Metro station, Macquarie Exchange will convert a 15,620 sqm site into 83,368 sqm (gross lettable area) across four innovative buildings (MQX 1: 16 storeys, MQX 2, 3 and 4: 8 storeys high). It comprises 74,093 sqm of commercial (net lettable area), 5,693 sqm of retail including a proposed childcare centre and gym and a central park with over 2,200 sqm of green space.

When completed, over 7,000 employees will work in the urban hub designed by renowned architects Bates Smart.

Reini Otter, Executive General Manager Commercial & Industrial for Frasers Property Australia, comments, "Place making is at the core of the Community Business District concept. At the heart of every great place is people. Macquarie Exchange will be a dynamic activated urban commercial community that prioritises social interaction and collaboration – unlike anything that has existed in Macquarie Park before.

"Macquarie Exchange will activate the Metro precinct, setting a new precedent for work environments outside the CBD. With its scale, location and diversity, Macquarie Exchange has the ability to create a bustling mixed-use community, offering a network of spaces with a variety of experiences and activity for local businesses and the community."

Stuart Vaughan, Development Director at Winten Property Group comments, "Macquarie Park has become one of Sydney's iconic metropolitan hubs and is undergoing major gentrification and infrastructure upgrades to improve connectivity and amenity in the area as part of local and state planning objectives for the Macquarie Park Corridor.

"It made commercial sense to position Macquarie Exchange at the entrance to the Metro station, which is also the gateway to Macquarie Park's commercial precincts. The area is already a driver of economic growth and employment in New South Wales and state infrastructure such as the Metro upgrade."

"The Macquarie Exchange site will provide significant public benefits through the provision of a new publicly accessible park, civic plaza and Metro station, multiple through site links and an activated retail precinct supported by A-Grade office spaces," he added.

Philip Vivian, Director at Bates Smart said, "Macquarie Exchange is designed to be an authentic urban environment that is rich in human spaces. An urban plaza, pocket park, retail laneway, roof terraces and north facing balconies provide new destinations for workers and locals alike. A green heart acts as a focal point for leisure and work pursuits. This is where city and soul unite in a new kind of urban hub, where pieces of city making come together to create a rich urban experience."

The A-Grade office building with expansive, interconnecting spaces via the stairs and floors, boasts several key features including flexible floorplate sizes (1,500 to over 2,150 sqm) and leasing arrangements, a vast outdoor urban plaza and central park, retail laneway and onsite health and wellbeing facilities. A full-time

¹ Estimated completed development value for Macquarie Exchange as at April 2019.

PRESS RELEASE

Community Manager will be dedicated to creating connections utilising state-of-the-art technology in the smart buildings to build community engagement. Building concierge services will also be provided.

Winter gardens designed with voids to create break-out spaces and maximise natural lighting feature in MQX 1, while MQX 2, 3 and 4 include rooftop office and terrace spaces, outdoor terraces fronting the streets and access to the winter garden overlooking the park. Activated public spaces and inspirational urban art will intertwine in the central park area.

The urban hub will have a WELL Silver and Core rating, a 5 Star Green Star rating from the Green Building Council of Australia and a minimum 5 Star NABERS rating.

Macquarie Exchange is easily accessible to several major transport routes. The new Northwest Metro opens in May 2019 with trains operating every four minutes in peak hour to the CBD. It also accommodates a helicopter pad on site. Only a few buildings in Sydney offer this advantage. The urban hub is easily accessible to major arterials including the M2, M4, M7 and Lane Cove Tunnel. It is also situated on two major arterials – Lane Cove Road and Waterloo Road. Sydney CBD is within a 12-kilometre car journey and Parramatta is a short 13-kilometre commute. Bus stops adjoin the site with access to 30 different routes.

Macquarie Park is a well-established business hub, contributing \$9.5 billion to the local economy, 1900 plus businesses work in the area, 40,000 plus students attend the university and 57,000 people are expected to work in the area by 2028².

As a leading employment centre for northern Sydney, the area is home to many of Australia's Top 100 companies already in the area including Foxtel, Optus, Orix, Brother, Canon, Hyundai, Dupont and Konica Minolta.

Macquarie Park is fast gaining a reputation as a nationally significant innovation and research area and is home to Macquarie University, Macquarie University Hospital, and Macquarie Centre – largest shopping centre in Sydney's north.

Macquarie Exchange is a collaboration between two of Australia's most renowned property developers. Frasers Property Australia and Winten Property Group have joined forces and pooled their combined 140 plus years of experience.

Development approval is expected in August 2019.

Jason Wright and Chris Bailey from GJS Property and Denys Bizinger and Francesco Princi from JLL are the leasing agents. MQX 1 is expected to be completed in Q1 of 2022.

For further information visit: mqx.com.au.

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About Frasers Property Australia

Frasers Property Australia Pty Limited is one of Australia's leading diversified property groups and is the Australian division of Frasers Property Limited. We've been creating memorable places in Australia since 1924. Our current activities covering the development of residential land, housing and apartments, commercial, retail and industrial properties, investment property ownership and management, and property management.

Being part of a global group opens up a world of opportunities for our customers. Frasers Property Australia appreciates its customers and rewards their loyalty through Prosperity, a national customer care and loyalty program providing residential customers with generous purchase and referral rewards, plus benefits at Frasers Hospitality's serviced hotel residences and boutique lifestyle hotels around the world.

² Macquarie Park Economic Profile June 2018: City of Ryde

PRESS RELEASE

Sustainability is at the heart of our operations. The company creates places where resources are re-used, recycled and restored. It fosters new ideas to support people and the planet, and undertakes tangible initiatives to help people lead happier, healthier lives. Driven by a highly experienced team of people committed to delivering memorable experiences for our customers, the core values of our global group are *collaborative, respectful, progressive and real*.

For more information about FPA, visit frasersproperty.com.au

About Frasers Property Limited

Frasers Property Limited ("Frasers Property" and together with its subsidiaries, the "Group"), is a multi-national company that owns, develops and manages a diverse, integrated portfolio of properties. Listed on the Main Board of the Singapore Exchange Securities Trading Limited ("SGX-ST") and headquartered in Singapore, the Group has total assets of approximately S\$33 billion as at 31 December 2018.

Frasers Property's assets range from residential, retail, commercial and business parks, to logistics and industrial in Southeast Asia, Australia, Europe and China. Its well-established hospitality business owns and/or operates serviced apartments and hotels in over 80 cities across Asia, Australia, Europe, the Middle East and Africa. The Group is unified by its commitment to deliver enriching and memorable experiences to customers and stakeholders, leveraging its knowledge and capabilities from across markets and property sectors, to deliver value in its multiple asset classes.

Frasers Property is also the sponsor of three real estate investment trusts and one stapled trust listed on the SGX-ST. Frasers Centrepoint Trust, Frasers Commercial Trust, and Frasers Logistics & Industrial Trust are focused on retail, commercial, and logistics and industrial properties respectively. Frasers Hospitality Trust (comprising Frasers Hospitality Real Estate Investment Trust and Frasers Hospitality Business Trust) is a stapled trust focused on hospitality properties.

For more information on Frasers Property, please visit frasersproperty.com.

About Winten Property Group

The Winten Property Group is one of Australia's premier property development companies. The Winten Group has grown from the architectural talent of its principal into a multi discipline family owned company with in excess of \$3.2 billion of project activity underway.

Winten specialises primarily in three market sectors being residential high density, residential land subdivision and high rise commercial office buildings on Australia's east coast.

Much of the Winten culture is seen in our high-quality residential apartments, which command prime positions throughout Sydney's Eastern suburbs and lower North shore. However, a large part of our development activity is focused on the creation of new communities through the delivery of greenfield land estates.

The success of Winten lies in the perception of market movements, identifying opportunities early in the cycle and using our broad ranging experience to realise the potential these opportunities present. The ability to act quickly, and a team culture based on uncompromised standards is the key to our ability to make the most of diverse opportunities within the property sector.

Now in our fifth decade of operation, Winten Property Group will continue to invest in our traditional areas of expertise whilst applying our skill and resources to develop new business territories.

For more information about Winten, visit winten.com.au.

FOR MEDIA QUERIES, PLEASE CONTACT:

Red Leopard PR

Natasha McGuire

T +61 400 090 553

E natasha@redleopardpr.com.au