

WORKBOOK
JULY 2015

CONSOLIDATED
≠ PROPERTIES



BRETT'S WHARF Hamilton QLD

35 YEARS

Outstanding track record

CONSOLIDATED PROPERTIES IS ONE OF AUSTRALIA'S LEADING DEVELOPMENT COMPANIES WITH A CURRENT WORK BOOK OF MORE THAN \$2 BILLION. THE PRIVATELY OWNED COMPANY HAS DELIVERED MORE THAN 200 PROJECTS OVER THE LAST 35 YEARS AND IS AT THE FOREFRONT OF CREATING PLACES THAT PEOPLE LOVE TO LIVE, WORK AND SHOP.

These developments range from master-planned residential communities through to apartment, retail, industrial and commercial office projects. The projects are all characterised by exceptional design, uncompromising quality and on time on budget delivery.

The hallmark of the Consolidated Properties business is the strength of our relationships with customers, government, project partners, financiers and suppliers. More than 90% of our business is repeat business, which demonstrates

our partnership approach and creates successful long term relationships delivering exceptional outcomes.

Our commitment to tenants and end-owners is to meet their corporate, occupancy and investment objectives by producing well-conceived, designed and constructed buildings that last the test of time. We are conscious of the legacy we leave through our buildings and are proud of the contribution we've made to the built environment across the Eastern seaboard.

\$2 BILLION DEVELOPMENT PIPELINE AT 1 JULY 2015:

13 PROJECTS, 3,173 RESIDENTIAL, 4 SHOPPING CENTRES, 3 OFFICE BUILDINGS CREATING APPROX. 4,000 JOBS PER ANNUM

Leadership across asset classes for 35 years

CONSOLIDATED PROPERTIES HAS UNPARALLELED DEVELOPMENT EXPERTISE WITH A SIGNATURE FOR HIGH QUALITY, LANDMARK PROJECTS.

The Residential team has an order book of \$1.3 billion and is a partner of choice for government and private clients. The Retail team have delivered more than 50 shopping centres and are the consistent choice of development partner for major anchor tenants such as Coles, Woolworths and IGA (Metcash).

The Commercial team consistently deliver iconic buildings that produce secure investment returns and excellent occupancy rates with more than 25 CBD and near-city projects in their completed portfolio and two projects currently under construction.

VISION & VALUES

Consolidated Properties aims to be the number one choice for the development of residential, commercial and retail projects.

We take pride in delivering for customers and exceeding their expectations. Our highly motivated and results driven people are the core reason behind our strong work book and successful tender rate.

Almost 50% of our leadership team is comprised of women and we provide flexibility for our people to structure their work timetable so that parental and family responsibilities are met. We don't do this to be good corporate citizens, we do this because we care about our people and what matters to them, matters to us. Many of our employees have been with us in excess of 10 years, which is rare in today's world, and is a testimony to the great relationships within our office that then extend to great relationships with our clients and development partners.



IKON Glen Waverly VIC

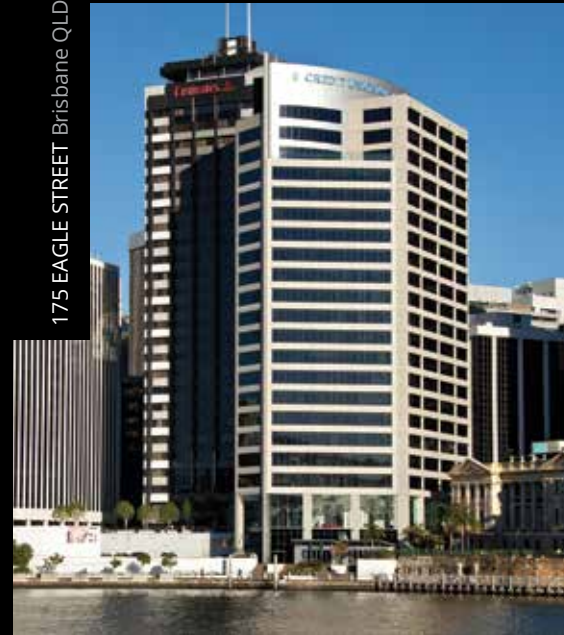
BRETTS WHARF Hamilton QLD



BOEHRINGER INGELHEIM North Ryde NSW



175 EAGLE STREET Brisbane QLD



SHERWOOD CENTRAL Sherwood QLD



COMMONWEALTH LAW COURTS Brisbane QLD



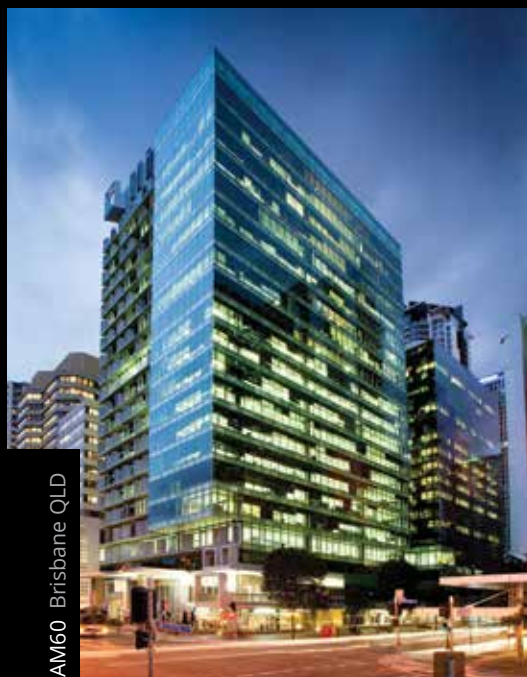
ALPEN RIDGE APARTMENTS Nisseko, Japan



SPRINGFIELD FAIR SHOPPING CENTRE Springfield QLD



AM60 Brisbane QLD



WOOLWORTHS MARKETPLACE Albany Creek QLD



CASUARINA BEACH Casuarina NSW



Experienced team



Don O'Rorke
Executive Chairman

As founder of Consolidated Properties, Don has overseen more than 200 projects nationally, ranging from master-planned residential communities through to apartment, retail, industrial and commercial developments.

Don is a past Director of Brisbane Marketing and was chair of its audit committee. He is also a former President of the Queensland Division of the Property Council of Australia and has served on the Council for 10 years. Don was also previously a Director and Deputy Chairman of the Wesley Research Institute and was a former Chairman of Links Hope Island Golf course.

Don currently sits on the Reserve Bank's Small Business Finance Advisory Panel, and is a board member of Surfing Australia.



Kieran Cox
Managing Director —
Retail & Commercial

Kieran has more than 23 years experience in the development of retail centres and commercial buildings along Australia's eastern seaboard. He is the Managing Director of the Commercial and Retail divisions at Consolidated Properties.

Kieran has been with Consolidated Properties for 16 years. Kieran is responsible for the acquisition, development and some divestment of Consolidated Properties' commercial and retail workbook. He has previously held senior roles with JLL and Ariadne Australia.



Lachlan Grantley
Managing Director — Residential

Lachlan has been instrumental in Consolidated Properties' residential projects, including Casuarina Beach, Stradbroke Domain Resort, Bluewater in Cairns and Breakwater Quays in Townsville. Prior to joining Consolidated Properties, Lachlan worked for leading town-planning and architectural practice ML Design.



Tonya Pettis
General Manager

Tonya is the general manager of the Consolidated Properties business. She has more than 20 years' experience in formulating and implementing the funding strategy and ongoing financial management for all of Consolidated Properties' development projects.



Kerry Armstrong
Finance Director

Kerry is responsible for managing Consolidated Properties relationship with financiers, structuring investment products and managing the group's co-investments. Kerry has more than 20 years experience including senior executive roles at Trinity Limited and Ernst & Young.

Exceptional relationships

LONG HELD DEVELOPMENT PARTNERSHIPS AND A REPEAT BUSINESS RATE OF MORE THAN 90% ENABLES US TO BE AT THE FOREFRONT OF DELIVERY.

Our teams across the development partnership are adept at problem solving, they bring out the best in each other and raise the bar in terms of delivery on every project that they do. On time and on budget is a given – we surpass expectations which is why our customers keep coming back to us time and again.

“The Queensland Government has priorities in building the economy through investment to create jobs, we support Consolidated Properties as they are significant contributors to investment in Queensland providing employment opportunities through their projects.”



Anastacia Palaszcuk
Premier of Queensland

“Consolidated Properties has been an active participant in the Brisbane property market for over 35 years. Consolidated’s projects have helped shape Brisbane as a new world city and we look forward to working with them into the future.”



Graham Quirk
Graham Quirk
Lord Mayor of Brisbane

“Our company has successfully completed 100% of Consolidated Properties’ projects for the past 30 years, completely underwriting delivery risk through our specialist teams and design and construction processes.”



Scott Hutchinson
Scott Hutchinson, Chairman
Hutchinson Builders

HUTCHINSON BUILDERS
Established 1912



WOOLWORTHS LIMITED

A.B.N. 88 000 014 675

Mr Don O'Rorke
Managing Director
Consolidated Properties Group
Level 12
344 Queen Street
Brisbane Qld 4000

Dear Don,

Re: Consolidated Properties Group - Retail

It is with pleasure we provide this letter of reference for Consolidated Properties Group (CPG).


Woolworths Limited and CPG have enjoyed a strong and successful working relationship, spanning many years. We value this relationship and hope to build on it moving forward.

Each Woolworths development delivered by you and your team has resulted in a supermarket success for Woolworths. We are particularly pleased with your most recent Woolworths development in McDowall - North West Plaza. Opening a full-line supermarket in Brisbane metropolitan is particularly challenging, and since opening this store has continued to trade well.

On the back of these successes and given our plans for continued store growth, we welcome exploration and collaboration on future opportunities with your group. Specifically, Woolworths has a requirement for additional supermarkets in most Australian States and would encourage discussions with CPG on any prospects in this regard.

We look forward to continued success with your group.

Yours faithfully


Mr Ralph Kemmker
Director of Property
Woolworths Limited



1 Woolworths Way, Bella Vista, NSW 2153 PO Box 8000, Baulkham Hills, NSW 2153 Australia
Telephone: 02 8885 0000 Facsimile: 02 8885 0001

coles

14 May 2013

Mr Don O'Rorke
Managing Director
Consolidated Properties Group
GPO Box 5297
Brisbane Qld 4001

Dear Don,

Consolidated Properties Group

Consolidated Properties Group (CPG) has, over a 25 year period, developed many successful Coles based centres in Queensland and New South Wales. Our CPG centres have continued to perform well since their creation, enjoying solid growth and trading performance.

CPG's success in the Australian retail sector can obviously be attributed to its significant experience and disciplined, professional approach to its dealings coupled with a proven track record in delivering a quality retail product.

CPG is a retail developer whom we enjoy an excellent working relationship with and look forward to partnering with on future transactions in the coming years to help deliver our new store growth targets.

Yours faithfully


Sam Pinchbeck
Head of Property Management & Leasing

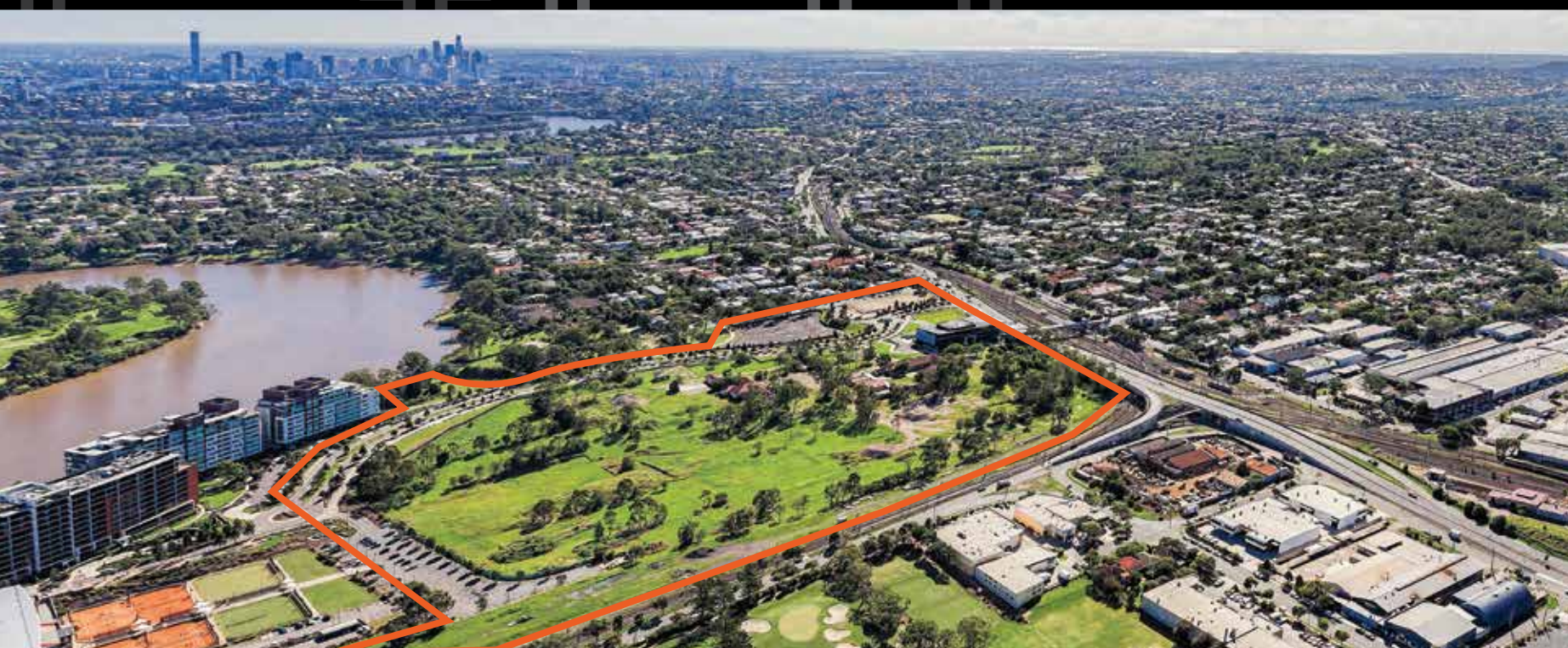
Coles Supermarkets Australia Pty Ltd ABN 45 004 189 708
800 Toorak Road Hawthorn East Victoria 3123 Australia
PO Box 2000 Glen Iris Victoria 3146 Australia
Telephone 61 3 9829 5111 Facsimile 61 3 9829 6287



MIXED WORKBOOK



13



Yeerongpilly Green (Partnership with Queensland Government)

- › 14 hectare mixed use master-planned community developed over a 10 year period
- › Will create more than 6,600 direct and indirect jobs through the construction phase and create more than 1,000 long term jobs in the commercial and retail precinct once it is completed
- › Up to 1,200 environmentally sustainable residential apartments and town homes
- › Boutique shopping and dining spaces, a supermarket plus speciality stores, a 103 room boutique hotel, and restoration and reuse of existing heritage buildings
- › Riverside precinct ideally located to transport, education and health facilities

End Value: \$850 million



RESIDENTIAL WORKBOOK



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Cornerstone Living, Sunnybank
(Partnership with Queensland Government)

- > 10 hectare master-planned community
- > 1200 new homes over a 10 year period
- > Award winning architectural design
- > Largest suburban renewal to take place in Queensland
- > 1,2,3 and 4 bedroom apartments, town homes and villas
- > Architecturally designed
- > 12 km to the CBD
- > Ideally located to transport, education and health facilities

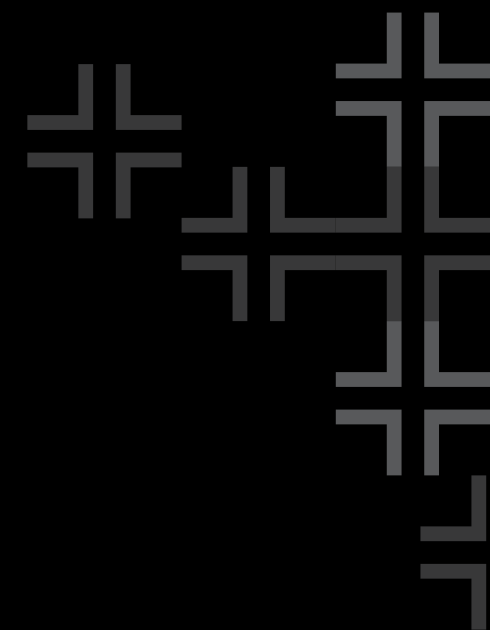
End Value: \$600 million



Stage A completed



Stage E perspective



Spire, Brisbane

- › 40 level residential building, 340 apartments in total
- › Consisting of 170 one bedroom and 170 two bedroom apartments
- › Ground floor retail fronting both Queen and Ann Streets
- › Roof top amenity including: infinity pool, dining room, gymnasium and alfresco BBQ area
- › Experienced onsite management team

End Value: \$190 million



Sanctuary Rise, Toowoomba

- › 311 lot subdivision
- › Average lot size of 590m2
- › 6km's from Toowoomba's CBD
- › Close to schools, childcare, Wilsonton Shopping Centre and St. Andrew's Hospital

End value: \$50 million



Casuarina Beach Master-planned community commenced in 2000

Final stage of residential

- › Beach Life is the final stage of residential
- › 29 boutique beach homes
- › Architecturally designed

End Value: \$13 million

The Dunes, Kingscliff

- › 49 lot subdivision
- › Lot size between 450 - 850m2
- › Within walking distance to the beach and shops

End value: \$13 million





COMMERCIAL WORKBOOK

900 Ann Street, Fortitude Valley

- › Aurizon Head Office
- › Fully leased to Aurizon
- › 18,500m² commercial tower
- › Completion in April 2018

End value: \$170 million



RETAIL WORKBOOK

Coles Karalee

- › Construction commencement July 2016.
- › 3,750m² Coles supermarket and 12 speciality shops.

End Value: \$29 million



IGA Moggill

- › 3,300m² neighbourhood centre
- › Anchored by IGA

End value: \$15 million

Woolworths Karalee

- › Completed
- › 5,800m² neighbourhood centre.
- › Anchored by Woolworths.

End Value: \$20 million



Coles Casuarina

- › DA approved
- › 4,000m² neighbourhood centre
- › Anchored by Coles

End value: \$25 million



CONSOLIDATED ≠ PROPERTIES

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www.consolidatedproperties.com.au