

Investors centre on Centrale

New North Ryde community delivers real investment value

SYDNEY, 1 MARCH 2018

Property investors have flocked to Frasers Property Australia's new Centrale masterplanned community in North Ryde, making up almost half of the purchasers in the new community.

As infrastructure improvements open up North Ryde to the rest of Sydney, investors recognise there's only one new address with its own train station – and that is Centrale.

Centrale comprises four residential buildings connected by various residents' only podiums with green spaces, relaxation and exercise areas, and barbeque facilities.

Located atop North Ryde railway station, it is one stop from Chatswood, 13km from Sydney CBD, and close to employment hubs, shops, schools, transport, major parks and recreational facilities.

It adds up to a prime investment opportunity. But there's only four apartments left as construction in the community draws nearer to an April completion.

Dino Carulli, Director of Sales and Marketing, Frasers Property Australia says only three one-bedroom apartments are available priced from \$630,000 to \$640,000.

"Two are ready to move into and offer breathtaking treetop and district views, while the third will be complete by the second quarter of this year," Mr Carulli says.

"Elsewhere in Centrale, the final two-bedroom apartment with one car space is available for \$895,000 and is also close to completion.

"All of the apartments feature spacious open-plan designs that offer seamless indoor/outdoor living. People can make an appointment with the Centrale sales office to see first-hand the high quality of the design and finishes."

One Centrale investor, Zoe, purchased a one-bedroom apartment with a study nook off-the-plan last year for \$600,000 following a recommendation by her brother, who had also purchased there. She settled her purchase in January and is really happy with the finished product

"My brother bought at Centrale and he was raving about it," says Zoe.

"He bought his apartment about a year before and said the display suite was good and the quality of the building and the workmanship was really good."

Zoe says it took just two weeks for her apartment to be tenanted for \$495 a week, in line with the estimates she received when she purchased. She says Centrale's location and accessibility were big drawcards to her as a buyer and she believes this has also helped her attract a tenant.

"One thing I really like is it is right on top of the train station. I am sure the location will help attract tenants," Zoe says.

Like many other Centrale investors, Zoe elected to access the property management service offered by Frasers Property. She says the property management team answered all her questions and made the leasing of her apartment hassle-free.

"There was a special deal of no fees for 12 months. There was no letting fee or advertising cost. I just pay a 5 per cent property management fee, which is pretty good," Zoe says. "The whole thing was just easy."

Zoe also praised the Frasers Property Management staff for their help and professionalism throughout the process. The property management service is proving popular among investors, with 63 per cent of investor purchasers using the service. It covers tenancy, management and maintenance, as well as tax, payments and paperwork, to ensure buying an investment property with Frasers Property is hassle-free now and in the future.

For further information on the last remaining apartments available for purchase at Centrale, visit www.centraleapartments.com.au or call Frasers Property Australia on 13 38 38.

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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. The company has over 90 years' heritage in Australia with 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.

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 www.frasersproperty.com.au

About Frasers Property Limited

Frasers Property Limited ("Frasers Property" or the "Company"), 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 Company is organised around five asset classes with assets totalling S\$28 billion as at 31 December 2017.

Frasers Property's assets range from residential, retail, commercial and business parks, to industrial and logistics in Singapore, Australia, Europe, China and Southeast Asia. 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 Company is unified by its commitment to deliver enriching and memorable experiences for customers and stakeholders, leveraging 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 properties, office and business space properties and business parks, 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 www.frasersproperty.com

FOR MEDIA QUERIES, PLEASE CONTACT:

Wise McBaron Communication

Trudy Wise
T +61 9279 4770 / 0418 220028
E trudy_wise@wisemcbaron.com.au