

PRESS RELEASE

Development approval for Australia's first Community Business District – Macquarie Exchange

SYDNEY, 21 JANUARY 2020

Frasers Property Industrial and Winten Property Group have received development approval for Australia's first Community Business District – the \$750 million¹ Macquarie Exchange, which is set to transform Macquarie Park's commercial business district.

Located at the entrance to Macquarie Park's new Sydney Metro station, Macquarie Exchange will convert a 15,620 sqm site into 83,368 sqm (gross floor area) across four innovative buildings (MQX 1: 17 storeys, MQX 2, 3 and 4: 9 storeys high).

Ian Barter, General Manager Northern Region for Frasers Property Industrial, comments, "Macquarie Exchange would deliver a pedestrian-focused development that offers an activated retail and amenity rich destination for building occupants and the surrounding Macquarie Park area. Delivering on Ryde Council's 'Ryde after 5' and 'Macquarie Park CBD' aspirations, the development is expected to provide a much-needed revitalisation of Macquarie Park.

"The Community Business District would deliver a viable alternative to city locations, with seamless connections via the Sydney Metro Macquarie Park station. Macquarie Exchange is designed to be a place of meaningful collaboration and connection combining rich retail experiences in the laneways and station plaza with relaxing green space in central park, as well as future working environments focused on well-being and sustainability."

"Businesses and the Macquarie Park community would be able to use the precinct day and night to activate its urban heart, creating a new central destination," Mr Barter added.

"The development is expected to deliver on both state and local government objectives. It is an exemplary example of what can be collaboratively achieved to deliver jobs and growth to this important employment and innovation precinct which maximises the benefits of existing major infrastructure."

Macquarie Exchange is approved to comprise 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.

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

The approved A-Grade office building with expansive, interconnecting 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 Community Manager would be dedicated to creating connections utilising state-of-the-art technology in the smart buildings to build community engagement.

Expansive terraces linked via interconnecting stairs create break-out spaces and maximise natural lighting in MQX 1, while MQX 2, 3 and 4 would include rooftop office and terrace spaces, outdoor terraces fronting the streets and interconnecting floors via winter gardens overlooking the park. Activated public spaces and inspirational urban art would intertwine through site links from the Macquarie Park Metro station to the central park area.

¹ Estimated completed development value for Macquarie Exchange as at January 2020.

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The urban commercial park will provide 100 per cent carbon neutral energy to all buildings within the park. It is also designed to achieve a WELL Silver and Core rating, 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 Sydney Metro North West operates trains every four minutes in peak hour to the CBD. The site currently accommodates a helicopter pad on site with only a few buildings in Sydney offering this advantage. Situated on Lane Cove Road and Waterloo Road, the urban commercial park is easily accessible to major arterials including the M2, M4, M7 and Lane Cove Tunnel. 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 Exchange is a collaboration between two of Australia's most renowned property developers. Frasers Property Industrial and Winten Property Group have joined forces and pooled their combined 140 plus years of experience.

Construction is anticipated to commence in Q3 2020.

For further information visit: mqx.com.au.

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About Frasers Property Industrial

Frasers Property Industrial is a strategic business unit of SGX-listed Frasers Property Limited (together with its subsidiaries, the "Group"), a multi-national company that owns, develops, and manages a diverse and integrated property portfolio with total assets of approximately S\$37.6 billion as at 30 September 2019.

Frasers Property Industrial owns and manages industrial and logistics properties in Australia and Europe, and its portfolio includes logistics facilities, warehouses and production facilities in strategic locations. Frasers Property Industrial has approximately S\$5.2 billion of assets under management as at 30 September 2019 with integrated development, asset management and third-party capital management capabilities across the Group's industrial and logistics markets in Australia, Germany, the Netherlands and Austria.

In addition, FPI provides property management services to Frasers Logistics & Industrial Trust ("FLT"), a REIT sponsored by the Group and managed by Frasers Logistics & Industrial Asset Management Pte. Ltd., which is part of Frasers Property Industrial. FLT has a portfolio of 91 logistics and industrial properties as at 30 September 2019, concentrated within major industrial and logistics markets in Australia, Germany and the Netherlands.

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

About Frasers Property Limited

Frasers Property Limited ("Frasers Property" and together with its subsidiaries, the "Group"), is a multi-national company that develops, owns 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\$37.6 billion as at 30 September 2019.

Frasers Property's assets range from residential, retail, commercial & business parks, to industrial & logistics in Southeast Asia, Australia, Europe and China. Its well-established hospitality business owns and/or operates serviced apartments and hotels in over 70 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 & business parks, and industrial & logistics 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. In addition, the Group has two real estate investment trusts listed on the Stock Exchange of Thailand. Frasers Property Thailand is the sponsor of Frasers Property Thailand Industrial Freehold & Leasehold REIT, which is focused on logistics and industrial properties in Thailand and Golden Land Property Development Public

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Company Limited is the sponsor of Golden Ventures Leasehold Real Estate Investment Trust, which is focused on commercial properties.

For more information on Fraser's 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.

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