

PRESS RELEASE

Rare investment opportunity with a difference at Shell Cove

Guaranteed rental income for land

- ◆ Unique lots for sale by **Expressions of Interest** at The Waterfront, Shell Cove
- ◆ Lots will be **leased back by Frasers Property** for up to three years

SYDNEY, 6 NOVEMBER 2019

In an investment opportunity with a difference, Frasers Property Australia has released five new land lots at The Waterfront, Shell Cove, with an agreement in place to lease the lots back from buyers.

The five lots are now available via an Expressions of Interest campaign and range in size from 390 sqm to 450 sqm. They are currently in use as the builder's display village and enjoy a central location close to the town centre, expansive parks and waterways.

The lots are being offered with a one to three-year leaseback arrangement in place, depending on the lot, with a 5 per cent gross rent return calculated on the land purchase price.

Expressions of Interest close on 21 November, so interested buyers are encouraged to act fast. Full details are available by calling Frasers Property on 13 38 38, or people can drop into The Waterfront Sales Centre.

Simone Dyer, Development Director – Shell Cove, Frasers Property Australia says the land has potential for capital growth and the leaseback arrangement will immediately start putting money back into buyers' pockets.

"These land lots are superbly positioned close to the town centre, the stunning beaches and the harbour. This is a rare opportunity to secure a piece of the award-winning Shell Cove community in a very cost-efficient way," Ms Dyer says.

"The guaranteed rental income on these lots means buyers have plenty of time to design their perfect home, while investors are likely to be attracted to the returns on offer combined with the capital growth potential. We have already seen record land prices set at The Waterfront, Shell Cove this year."

In July, three oceanfront land lots at The Waterfront set a new record for land at Shell Cove. A 480 sqm lot sold for \$1.42 million, while a 570 sqm lot fetched \$1.5 million and the larger 740 sqm lot sold for \$1.885 million.

Urbis identified there are no other locations in NSW that offer a large marina, ocean beach, parks, a town centre, dining precinct and golf course, all within walking distance of new house and land, highlighting the unique positioning of Shell Cove.¹

Urbis compared the relative pricing of median houses in Shell Cove with four locations in NSW that it considered most similar: Nelson Bay in Port Stephens; Greenhills Beach and Caringbah South, both in Sydney's south; and Newport on Sydney's northern beaches.

¹ Market Outlook – Shell Cove, Urbis, March 2019.

All the suburbs including Shell Cove recorded average price growth above the Sydney average in the five years from 2013-2018, highlighting the attractiveness of waterfront locations with a marina and amenity.

The Urbis report found houses on the South Coast recorded a five-year median price increase of 9.2 per cent per annum from 2013-2018, highlighting the region as an emerging market experiencing substantial growth.

The Waterfront, Shell Cove is in a natural coastal setting surrounded by beaches, parks and wetlands but close to schools, transport and major centres.

The Shellharbour Marina and boat harbour now under construction will be next to The Waterfront Town Centre, stage one of which is open and includes a full line Woolworths supermarket, liquor outlet and nine specialty shops. The town centre will also include restaurants on the marina's edge, a waterfront tavern, hotel, children's beach, water play areas, library and community centre.

The Waterfront Sales Centre is at Shops 1 and 2, 100 Cove Boulevard, Shell Cove. It is open seven days from 10:30am to 5pm. For more information call 13 38 38 or visit www.thewaterfrontshellcove.com.au.

END

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 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 multi-national company 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 Frasers Property Australia, 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 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\$33.6 billion as at 30 June 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, Frasers Property Thailand is the sponsor of Frasers Property Thailand Industrial Freehold & Leasehold REIT, which is focused on industrial and logistics properties in Thailand and is listed on the Stock Exchange of Thailand.



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

FOR MEDIA QUERIES, PLEASE CONTACT:

Shellharbour City Council

Kelli Wells, Media Officer

T +61 4221 6111 / +61 448 361 008

E kelli.wells@shellharbour.nsw.gov.au

Frasers Property Australia

Trudy Wise, Wise McBaron Communication

T +61 9279 4770 / +61 418 220 028

E trudy_wise@wisemcbaron.com.au