



MEDIA RELEASE

‘One Central Park’ to begin construction before Christmas as Minister announces major approvals for Central Park precinct

*Approvals granted for the first residential and commercial stages at
Frasers Property Australia’s ‘Central Park’*

Sydney – 7 July 2010 – Leading international property developer, Frasers Property Australia, has received approval of Project Applications for the first residential and commercial stages at Central Park, in Sydney’s southern CBD.

Approval was granted by the NSW Planning Minister, Mr Tony Kelly, following extensive consultation between the public, the City of Sydney and the NSW Department of Planning.

The Project Applications (PAs) now approved are for:

- Two residential towers designed by Ateliers Jean Nouvel, containing 593 apartments, above a five-level retail podium, located on Broadway.
- Commercial campus designed by Foster + Partners, comprising 68,000sqm, on the corner of Broadway and Abercrombie Street on Broadway.
- Excavation and basement works.

Frasers is now poised to commence construction of the Ateliers Jean Nouvel residential towers – which they have today announced will be called ‘One Central Park’ – by the end of the year, having formally called for construction tenders last week.

“Sales of our first residential release will begin within weeks, with construction to start by the end of the year,” said Dr Stanley Quek, Managing Director of Frasers Property Australia.

Construction is already underway on the \$2 billion precinct – occupying 5.8 hectares on the site of the old Carlton United Brewery – following approval of the 6500sqm main park and road infrastructure works in February 2010.

Designed by Ateliers Jean Nouvel, One Central Park’s eastern residential tower will rise to 116m (matching the height of the UTS tower) and the western tower to 64.5m high. These towers, containing around 600 residential apartments, rise above a five level, 16,000sqm retail and recreation podium, with a total value of approximately \$650 million.

The apartment mix is diverse, including one bedroom suites, two-key floor plans, 1, 2 and 3 bedroom apartments and sky homes, with pricing from mid-\$400,000s.

With approval now received and tenders called, construction of One Central Park’s residential and retail components is scheduled to begin in late 2010 and complete in mid 2013, delivering a substantial new retail centre to the Chippendale community and Sydney’s downtown.

Jean Nouvel is one of the world’s best living architects, winning the 2009 Pritzker Prize – the Nobel Prize of architecture. For One Central Park, Nouvel collaborated with French artist and botanist Patrick Blanc, incorporating over a dozen vertical gardens across the façades of the towers. Garden boxes and vertical wires incorporated into every loggia will wrap the towers in plant life, extending the central parkland at the heart of the new precinct into this very green building.



One Central Park's eastern tower features a dramatic heliostat installation, extending from the upper levels on a monumental cantilever.

The heliostat incorporates an innovative system of fixed and motorized mirrored panels designed to capture sunlight and redirect it into the retail atrium and onto the landscaped terraces. At night the heliostat's integrated lighting – designed by renowned lighting artist Yann Kersale - will theatrically and colourfully illuminate the towers in a way that has never before been seen in Sydney's CBD.

Also approved is Foster + Partners' design for a 68,000sqm commercial campus on Broadway will mark the new gateway of the southern CBD, with a glass façade floating above the restored, heritage-protected Abercrombie Hotel and street-level retail space. The commercial campus will provide up to 6000sqm floor plates with superb access to retail, open space and the precinct's future 'Brewery Yard' entertainment and dining zone.

Frasers is currently in discussions with potential lead tenants and will commence construction of this component when suitable lead tenant/s are in place.

"We are keen to commence construction of the commercial campus in 2011", says Dr Quek.

Dr Quek said that One Central Park's vertical gardens, planters and landscaped terraces will push the integration of landscape and high-rise architecture to a new level and offer Sydney a new architectural icon that symbolises the city's sustainable future.

"We have ensured that each stage of Central Park not only features outstanding international design but is also sustainable, taking us closer to our goal of achieving the first 6 green star mixed-use precinct in Australia," Dr Quek said.

Using on-site tri-generation of power with the goal of carbon neutrality in operation, a water recycling and blackwater treatment plant and passive solar design, Frasers is striving to achieve exceptional standards of environmentally sustainable design at Central Park.

Master plan approval for the Central Park precinct was received in February 2009, with construction commencing in February 2010. Central Park is expected to take up to ten years to complete and is viewed by Frasers Property Australia as an opportunity to contribute to the shaping of Sydney's future.

"We have a responsibility to be visionary on this landmark site," said Dr Quek.

"Our design team combines the finest of Australian and international architects and designers, all challenging each other to imagine a bold, creative and green architecture for Sydney," he added.

Central Park is bounded by Broadway, Abercrombie Street, O'Connor Street, Balfour Road and Kensington Street. The site is 1.5 kilometres from Sydney's Town Hall, five minutes' walk from Central Railway Station, light rail and the Central bus interchange. It is also situated within Sydney's education precinct, adjoining University of Notre Dame, the University of Technology, Sydney, and a short walk from the University of Sydney.



A dramatic sales pavilion is nearing completion on Broadway, scheduled to open in August. For more information, visit www.centralparksydney.com.

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About Frasers Property Australia

Frasers Property Australia (Frasers Property Management Australia Pty Ltd) is the Australasian division of Frasers Property, the international property arm of Frasers Centrepoint Limited. Frasers Property Australia is currently planning or developing residential, commercial and retail properties, including 'Central Park' on Broadway, 'Lumiere Residences', 'Lorne Killara' and 'Trio' in Sydney and residential subdivisions in Western Australia and New Zealand.

In 2009 Frasers Property Australia won the NSW Urban Development Institute of Australia Award for Concept Design for its \$2billion future Central Park development, and the Property Council of Australia's National Award for mixed-use development for Regent Place.

Frasers Centrepoint, a leading property company based in Singapore, is an integrated real estate company with a global portfolio of residential, commercial and serviced residences spanning 13 countries across Asia, Australasia, Europe and the Middle-East.

Frasers Centrepoint forms the property division of Fraser and Neave, Limited (F&NL). F&NL is a leading Asia Pacific Consumer Group with expertise and prominent standing in the food & beverage, property and publishing & printing industries.

Leveraging its strengths in marketing and distribution, research and development, brands and financial management, as well as years of acquisition experience, F&NL provides key resources and sets strategic directions for its subsidiary companies across all three industries.

Listed on the Singapore stock exchange, F&NL ranks as one of the most established and successful companies in the region with an impressive array of renowned brands that enjoy strong market leadership. It has shareholders' funds of close to S\$6 billion and total assets employed of over S\$13 billion. F&NL is present in over 20 countries spanning Asia Pacific, Europe and the USA and employs about 18,000 people worldwide.

For more information on F&NL, visit www.fraserandneave.com

For more information on Frasers Centrepoint Limited, visit www.fraserscentrepoint.com

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