

GOLDEN AGE MACQUARIE PARK DEVELOPMENT FUND

Annual Investment Managers Report to Investors

11th September 2017

Dear Investors,

Golden Age Capital is pleased to present this update for the Golden Age Macquarie Park Development Fund.

As defined within the Investment Mandate, the capital raised has been fully deployed into the Park One project, located within Macquarie Park, Sydney. This will be the only project that the Fund invests into, and as outlined below, the project is progressing well.

PROJECT DESCRIPTION

Park One is a superb collection of premier parkside residences ideally positioned in the true heart of Macquarie Park. For Luxury and location, this unique city oasis is simply unrivalled, overlooking the splendour of Sydney's Lane Cove National Park, and delivered by the nationally renowned Golden Age.

From the buzzing energy of the ground floor to the quiet refinement of the rooftop dining terrace, every element works in harmony with an organic sense of contemporary design. With its elevated position, subtle curves, shimmering façade and a lush green border, Park One is a striking architectural landmark.

Park One incorporates 412 units over two 2 buildings, residents are welcomed home by a magnificent Jacaranda as the centrepiece to a special botanic garden and every window overlooks a mass of flowering natives and lush greenery.



Project Address	80 Waterloo Road, Macquarie Park, NSW, 2113
No. of Storeys	21
Completion	Q4 2019
Project Type	Residential

PROJECT STATUS

The Sales at Park One have been particularly strong with 95% of stock now contracted and the onsite sales office scheduled to close next month. The final tenants are vacating the premises to allow construction to commence next month with the builder currently being appointed. The builder has confirmed an accelerated program which will see completion within Q4 of 2019 maintained even though commencement of the construction is to be later than anticipated.

- Sales nearing completion;
- Tenants vacating;
- Construction to commence October 2017.

The project is on schedule to be completed by Q4 2019.

If you have any queries relating to your investment within the Golden Age Macquarie Park Development Fund, or you wish to enquire about other Funds, please do not hesitate to contact us.

Regards,

Chris Crighton
Executive Director