

GOLDEN AGE MACQUARIE PARK DEVELOPMENT FUND

14th February 2017

Dear Investors,

Welcome to the first Investment Summary Report for the Golden Age Macquarie Park Development Fund.

As you may already be aware the project at Macquarie Park was named Park One, it was launched last year with great success seeing the first stage sold out within the first weekend. The planning process is nearing finalisation and procurement of the head contractor is well underway with the project on track to finish in the 4th quarter of 2019.

PROJECT DESCRIPTION

Park One is a superb collection of premier park side 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.

Project Address	80 Waterloo Road, Macquarie Park, NSW, 2028
No. of Storeys	22
Completion	October 2019
Project Type	Residential

PLANNING STATUS

On behalf of the Developer, Urbis (Project Planner) is coordinating the Development Application (DA) process.

The plans were submitted to the Council last year and the first stage DA was approved and received. The public exhibition process of the second stage DA has been completed with final feedback currently being received from the Council. All feedback to date has been positive, the process is drawing to its conclusion with final approval expected by May 2017.

SALES STATUS

The marketing and sales of Park One have been very successful, 80% of the project is now sold and contracted with good momentum being maintained on the remaining stock. Based on the current sales rates it is expected that the project will be close to fully sold by the middle of 2017.

CONSTRUCTION STATUS

Currently documentation is being finalised to send to builders for the tender process, this will occur in March. Early works are scheduled to commence in May upon receipt of the Development Approval from Council.

If you have any queries relating to you 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

