

4 MURRAY ROSE AVENUE

Information Memorandum
The right business solutions on every level

www.murrayrose.com.au

15,600m² new A-grade commercial office





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Executive Summary

4 Murray Rose Avenue, Sydney Olympic Park:

- Join The Lion Group, Samsung and Rural Fire Service in the final stage of this proven location.
- Market leading developer and institutional owner with proven collaborative approach achieving best in class outcomes.
- High quality A-grade space targeting Australian excellence in sustainability.
- Under construction and due for completion October 2018.

What makes 4 Murray Rose Avenue such a compelling location?

Address

4 Murray Rose Avenue, Sydney Olympic Park.

Setting

Sydney Olympic Park is an internationally recognised precinct integrating workplace and lifestyle – a dynamic environment for working, recreation, living and learning.

Located within the Park, 4 Murray Rose Avenue forms GPT's final stage of the master-planned Murray Rose development, a remarkable multi-purpose commercial complex that already accommodates The Lion Group and Samsung.

Transport

Sydney Olympic Park offers unparalleled accessibility.

Located at the axis of Sydney's major East/West and North/South road linkages with direct access to:

- Sydney CBD,
- Parramatta CBD,
- Macquarie Park/M2, and
- Sydney airport.

In addition to its superb road linkages, Sydney Olympic Park has very efficient train, bus and ferry services.

Facilities

Sydney Olympic Park boasts world-class sporting and recreational facilities enjoyed by its growing list of blue-chip organisations, all of whom can benefit from fantastic use of amenity and preferential rights to all major events.

Design

4 Murray Rose Avenue is set within a fully landscaped environment and is an outstanding example of timeless innovative design.

Benefits

4 Murray Rose Avenue offers a number of key sustainability, lifestyle, location, transport and design benefits which set it apart from the competition.

Large, open floorplates – operational efficiency

- Predominately column free
- Flexible lettable areas
- 3,000m² floor plates
- 15,600sqm available (circa 6,500 available)
- Excellent Sydney CBD views and natural light
- Interconnectivity opportunities via interconnecting stairs.

Parking – convenient and easy

- 238 cars, 16 motorcycles and 105 bicycles
- Substantial additional parking if needed with access to over 10,000 car spaces within Sydney Olympic Park.

Wellness index – exceeding Corporate Social Responsibility requirements

- Exceptional thermal comfort, greater fresh air and access to natural light.
- Designed to achieve 5 Green Star certification.
- Designed to achieve 5 Star NABERS (Energy and Water) with energy efficient lighting design and water efficient fixtures, water recycling and re-use.
- Best in class end of trip facilities fitting of this lifestyle precinct.

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World Class Precinct

Just as Sydney Olympic Park was home to so many world-class sporting achievements, **4 Murray Rose** will welcome organisations with the spirit and desire to excel in their respective fields.





Sydney Olympic Park is established as a best practice example of sustainable urban development and has become a significant corporate location.

As an internationally acclaimed landmark since 2000 it is now a remarkable corporate, residential and community precinct offering work-life balance. The Park offers 425 hectares of urban parkland and a unique array of sporting and recreational facilities.

4 Murray Rose Avenue joins an illustrious list of successful commercial developments which house such corporate leaders as The Lion Group, Samsung, the Commonwealth Bank of Australia, Fujitsu, Watpac, Alstom, BSA Limited, ACPE (Australian College of Physical Education), QBE, UAC, Office of State Emergency Services, Sydney Olympic Park Authority, NSW Institute of Sport, NSW Lotteries, Peregrine Semiconductors and many others.

KEY

- TENANTS**
- 1. CBA
 - 2. Samsung
 - 3. Lion
 - 4. Quad Business Park
 - 5. SOPA
- HOTELS**
- 6. Novotel/Ibis Hotel
 - 7. Pullman Hotel
 - 8. Ibis Budget Hotel

- SPORTS**
- 9. ANZ Stadium
 - 10. All Phones Arena
 - 11. Aquatic Centre
 - 12. Spotless Stadium
 - 13. Future 'Town Centre'
 - 14. Bicentennial Park
 - 15. Australia Towers

The Perfect Location For Making Your Mark

Sydney Olympic Park is in the most prestigious area of the Homebush Bay/Rhodes district, the geographic centre of Sydney.

Close to the Sydney Orbital motorway, it is perfect for organisations seeking a strong corporate presence in prestigious, environmentally responsible surroundings.



16.8km
TO SYDNEY CBD

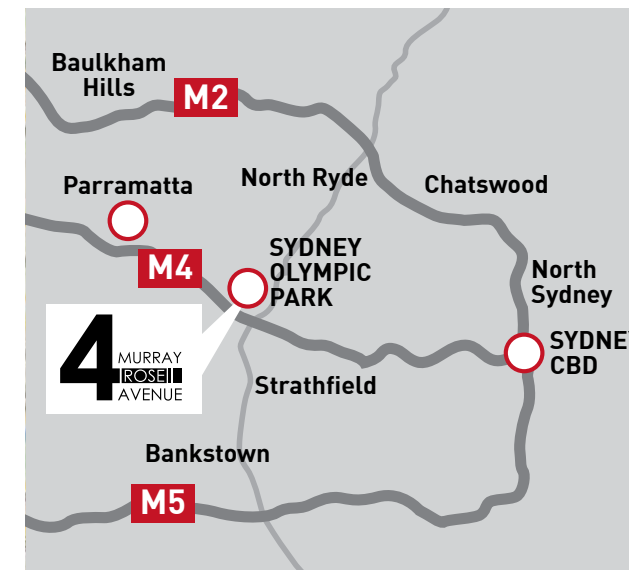


10min
DEPARTURE
INTERVALS



13.5km
TO SYDNEY AIRPORT

The precinct's countless amenities and facilities will contribute to the appeal of 4 Murray Rose Avenue, both to the management and staff of organisations wanting to be at the leading edge of their professions and industries.



Lifestyle and Amenity Oriented

Local occupants can join the Park's 'Lifestyle' program to enjoy exclusive offers, VIP access to Lifestyle activities, events and services.



Located in the major, growing Sydney Olympic Park precinct, 4 Murray Rose Avenue is close to the Australia Towers, Newington, The Waterfront and Mariners Cove residential areas.

There are also five major hotels in the immediate area. The precinct is home to Sydney's foremost entertainment and sporting venues, such as the Sydney Showground, ANZ Stadium, All Phones Arena, athletics centre, aquatic centre, tennis centre, hockey stadium and multiple sports halls. 4 Murray Rose Avenue is all about people: creating an inspiring workspace with surroundings that will bring out the best in them — and your organisation.



Photo 2: Paolo Busato © Sydney Olympic Park Authority.
Photos 3, 4: Paul K Robbins © Sydney Olympic Park Authority.

A Powerful Blend of Form, Function and Responsibility

Designed to satisfy the most stringent criteria of corporate social responsibility, the Murray Rose Avenue campus perfectly blends form, function and environmental initiatives.

4 Murray Rose will continue the Australian excellence sustainability achievements of this award winning campus.

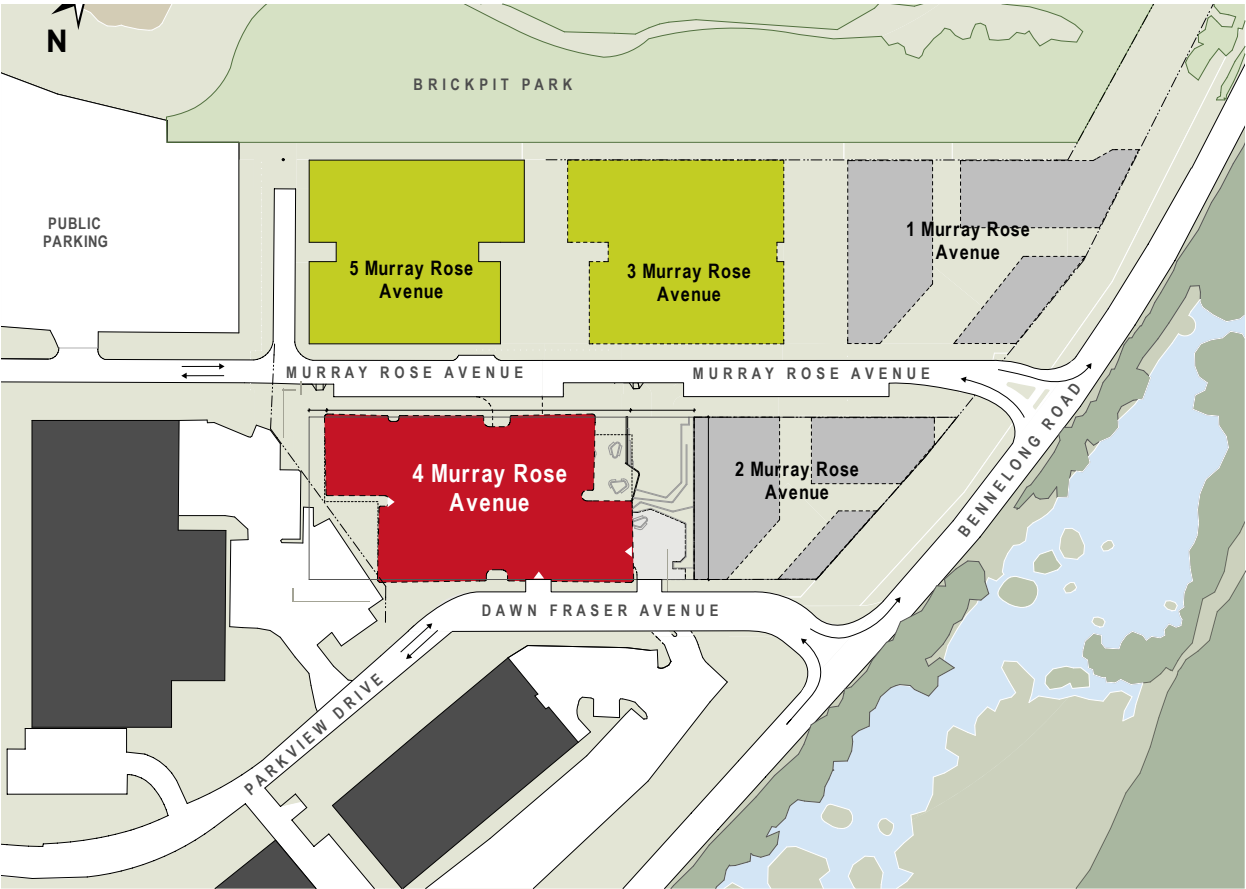


“ We wanted the new building to reflect the values of Lion. It needed to be a place that inspires another level of passion and creativity. A place that leverages our cultural and strategic objectives. An environment where our values can be brought to life. We are completely satisfied that the end result meets all of our objectives. – **Lion** (tenant in 5MR) ”



SAMSUNG

Site Plan

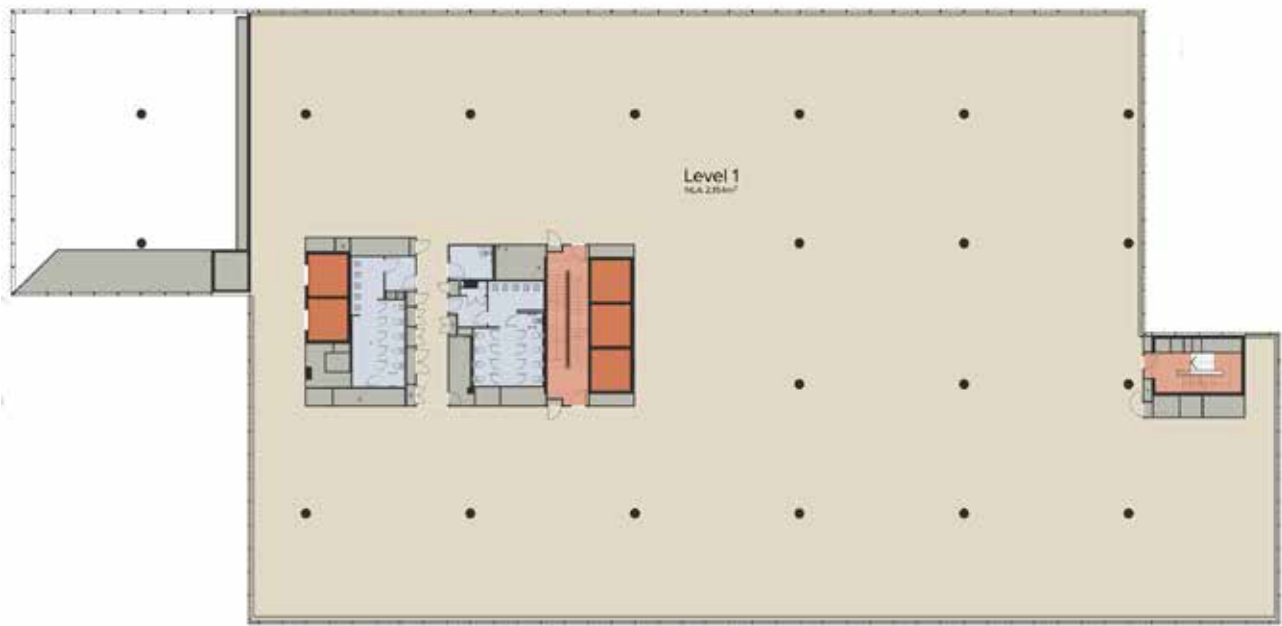


Floor Plans: Ground



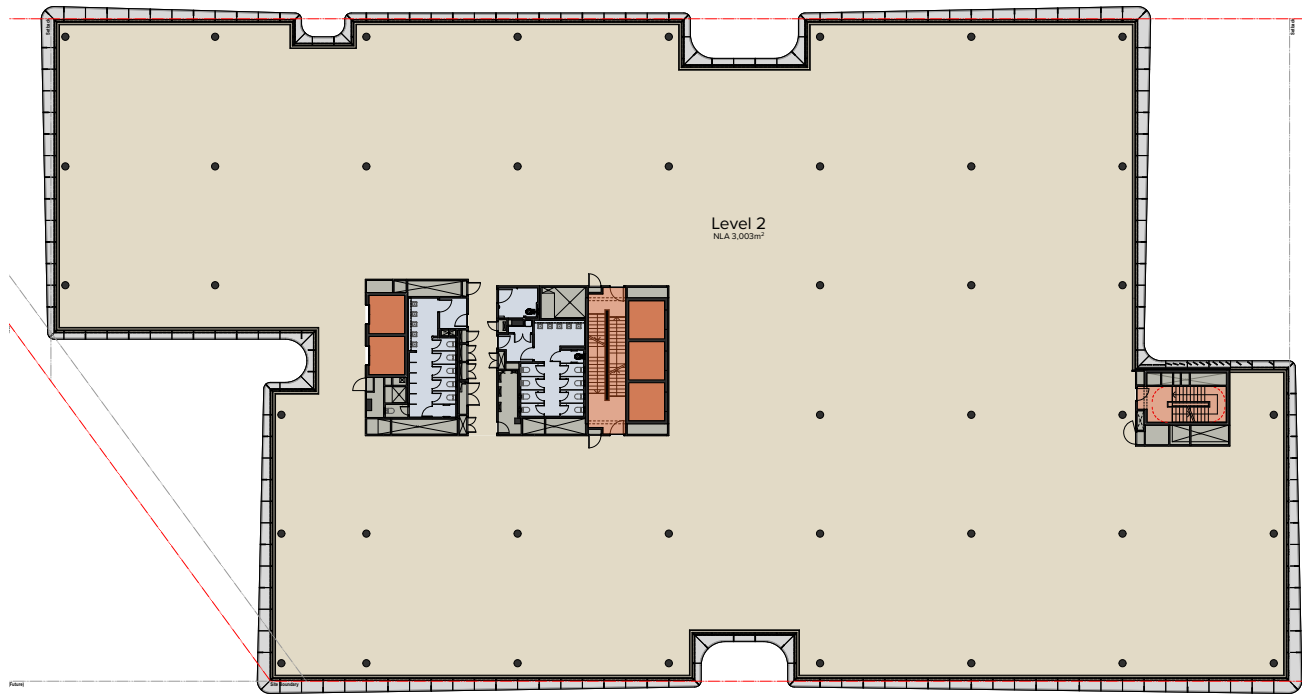
Ground Floor NLA: 1,657m²
Total NLA: 15,679m²

Floor Plans: Level 1



Level 1 NLA: 2,034m²
Total NLA: 15,679m²

Floor Plans: Levels 2-5



Level 2-5 NLA: 2,997m²/level
Total NLA: 15,679m²

Indicative Layout Plans



L2 Indicative layout
Indicative design shown = 1 person/12m²



Contact



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About GPT

GPT is a property group with broad access to capital invested in quality assets which, through proactive management, creates great customer experiences and superior returns.

Listed on the Australian Stock Exchange (ASX) since 1971, the GPT Group is today one of Australia's largest diversified listed property groups. The Group is one of the top 50 stocks by market capitalisation and has more than \$18 billion of assets under management. GPT is an active owner and manager of an \$9.4 billion diversified portfolio of high quality Australian retail, office and logistics property assets and a Funds Management platform with \$9.6 billion of property assets under management. The Group owns and manages some of Australia's most iconic real estate assets, including MLC Centre and Australia Square in Sydney, Melbourne Central and Highpoint Shopping Centre in Melbourne and One One One Eagle Street in Brisbane.

The GPT Group is a multiple-award winning leader in environmentally sustainable real estate development. GPT has been named Real Estate Leader as part of the 2010/11, 2012/13, 2014/15 Dow Jones Sustainability World Index – the world's top independent indicator of leading sustainability-driven companies.







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