

MELBOURNE INVESTOR Site Tour

20 October 2011



Itinerary

8.45am	Registration
9.00am	Update on Victoria Harbour Precinct
9.30am	Serrata and Convesso residential developments
10.15am	Depart Victoria Harbour to Hamer Hall, South Bank
10.30am	Morning tea and induction at the Arts Centre Tour of Hamer Hall, Baulderstone
11.45am	Depart Hamer Hall to Peninsula Link site office, Seaford
12.30pm	Lunch and Tour of Peninsula Link, Abigroup
2.15pm	Depart Peninsula Link to The new Royal Children's Hospital, project management and construction
3.00pm	Tour of The new Royal Children's Hospital
4.15pm	Tour ends
	Depart airport and Melbourne CBD



Melbourne

St Kilda

Glen Waverley

Brighton

Carlton

The new Royal Children's Hospital

North Melbourne

Dandenong

Melbourne

Serrata & Convesso Apartments

Victoria Harbour

Southbank

Hamer Hall

Carrum Downs

Peninsula Link

South Melbourne

Seaford

GEELONG RD

M1

CITYLINK TOLLWAY

FLEMINGTON RD

FOOTSCRAY RD

DOCKLANDS HWY

SPENDER ST

CITY RD

ST KILDA RD

WEST GATE FWY

EAST LINK FWY

NOTES

Victoria Harbour

Melbourne, Australia



Completion
2001 - 2021

Client
Numerous, including Victorian Government

Value
AUD \$4.5 billion

Lend Lease involvement
In partnership with VicUrban, Lend Lease is delivering Victoria Harbour as an integrated precinct, including housing, commercial buildings, childcare services and Australia's first 'green' supermarket.

Highlights
Victoria Harbour has been labelled the jewel in the crown of Melbourne's Docklands and is one of the largest and most prestigious waterfront developments being undertaken in Australia. A key part of Melbourne's Docklands regeneration site in the CBD, Victoria Harbour brings together a community which includes residents, businesses and recreational users of the waterfront precinct. Victoria Harbour also boasts the highest concentration of green buildings in Australia.

Size
30 hectares
2,200 dwellings
21,615 sqm retail
350,000 sqm commercial office
24,000 sqm mixed use
8,000 sqm community facilities

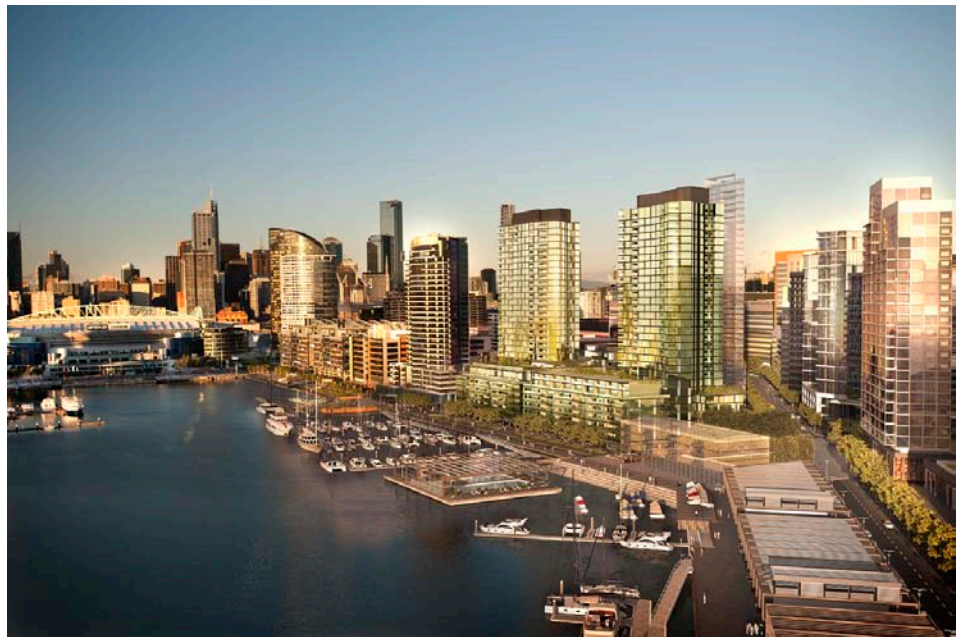
Population
15,000 people as at 2010
30,000 on completion in 2021
(25,000 workers/ 5,000 residents)

With its direct connection to the CBD via Collins Street, a vibrant mix of residential, office, retail and community open space set along 3 km of water frontage, Victoria Harbour offers a truly unique Melbourne experience. Victoria Harbour covers 30 hectares with spectacular promenades and welcoming parklands.

The Merchant Street retail precinct provides a selection of cafes, restaurants, boutique shops and convenience stores, including a Safeway supermarket. Collins Street extends into Victoria Harbour and offers a convenient tram service to the CBD. Lend Lease is also making significant investments in public open space art throughout Victoria Harbour.

Projects and Scope
Projects within this precinct include:
Service / facilities

- 150 place Harbour Family and Children's Centre



- Water Plaza - a revamp of the north promenade with green lawns and a boardwalk over the water
- Victoria Green - Victoria Harbour's green heart with BBQs, picnic tables, and native garden beds
- Collins Landing - a waterside park with ferry and boat mooring facilities
- Up to 178 Marina berths to be located on Water Plaza
- Extension of the Collins Street tram infrastructure and tram stops
- Merchant Street retail connecting Bourke and Collins Streets includes a Safeway Supermarket office
- Australia's first 6 Star Green Star – Office As Built rated building, The Gauge, Lend Lease's Victorian headquarters as well as home to Fujitsu
- ANZ Centre, the largest office development in the southern hemisphere, also 6 Star Green Star rated
- Myer National Support Office with 10 stories of offices and 3 storeys of car parking is a 5 Star Green Star building
- 818 Bourke Street, a six storey building and headquarters to the Victorian offices of Ericsson plus home to Infosys and AMP
- Lifestyle Working Collins Street - 137 individual commercial suites and retail spaces, in a vibrant new workplace prominently located at 838 Collins Street (sales underway with construction to commence late 2011)
- C7 office building - major tenant is Aurecon (construction has commenced)

Residential

- Convesso Concavo - Melbourne's newest residential addition to Victoria Harbour. It is the

first luxury tower to receive a 4 Star Green Star environmental rating and is undoubtedly Melbourne's most exclusive and iconic waterfront address with a range of living options

- Exo - a unique residential development with the sculptural form of the building inspired by nature. It is set to become a Melbourne design icon
- Serrata - an edgy and eco friendly residential development
- The Mosaic - a mid-rise, nine-storey, boutique residential development
- The Montage - sister development to The Mosaic with a roof top garden
- The Merchant - architecturally designed apartments aimed at investors and first time home buyers.

Leadership in Sustainability

Victoria Harbour boasts the highest concentration of green buildings in Australia, including The Gauge, Lend Lease's Victorian headquarters. The Gauge was the first building in Australia to achieve a 6 Star Green Star - Office As Built rating for a completed office building.

Victoria Harbour will also be home to Convesso Concavo, the first luxury residential towers to receive a 4 Star Green Star environmental rating.

As a result of this sustainability focus, Victoria Harbour is one of the initial projects worldwide to be included in the Clinton Climate Initiative's global Climate Positive Development Program.

Relationships

Lend Lease is delivering Victoria Harbour as an integrated precinct in partnership with VicUrban and The City of Melbourne.

NOTES

Completion

Target construction completion:
June 2012

Client

Joint venture Lend Lease and
Sekisui House Australia

Value

AUD \$84.3 million

Location

815 Bourke Street, Victoria
Harbour

Population

- 4 retail spaces
- 144 apartments in total split over
15 levels on Bourke Street
comprising:
 - 61 one bedroom apartments
 - 83 two bedroom apartments

Architect

Hayball

Key Features

- 144 apartments in total split
over 15 levels on Bourke Street
- 61 one bedroom apartments
- 83 two bedroom apartments
- Prices commencing \$385,000
with the average at \$563,000
- Views over Victoria Green
(park) and city views
- Registered with the Green
Building Council of Australia
and targeting a 4 Star Green
Building Council of Australia
multi-unit residential
accreditation
- Floor to ceiling glazing with
low-E glass to maximise
energy efficiency
- Smart metering to all
apartments to monitor energy
and water use
- Proximity to the Victoria
Harbour retail hub including a
full line supermarket, post
office and banks
- Proximity to public transport
including trams and Southern
Cross station



- Natural light and ventilation to
lobbies and corridors

Project Information

Serrata represents one of the most
exciting inner-Melbourne urban
developments for Victoria Harbour.
In the precinct that has become a
real centre for Docklands, it follows
on from the success of The
Merchant, Montage and Mosaic
apartment buildings.

The stylish Serrata development
provides a quality, sustainable and
public transport orientated option
which is attractive and accessible,
with one bedroom apartments that
start from \$385,000, the average
price being \$563,000.

The 144 apartments have been
designed for a quality of living as
well as positively contributing to the
environment with a targeted 4 Star
Green Star multi-unit residential
accreditation. Initiatives included
energy and water metering, low-E
glazing to reduce heat and cooling
loads and increased indoor
environment quality.

Victoria Harbour – Convesso

Melbourne, Victoria



Completion

Target construction completion: December 2012

Client

Lend Lease and HOST PLUS

Value

AUD \$287.2 million

Location

Waterfront Promenade, Victoria Harbour

Size

Total: 45,496 sqm (GFA)
Residential: 23,521 sqm (NSA)
Retail: 1,500 sqm

Population

220 Apartments
12 Retail spaces

Architect

Bates Smart

Key Features

- North-facing waterfront aspect overlooking the Harbour
- 77 one and two-bedroom city side apartments
- 117 one, two and three-bedroom tower apartments
- 9 penthouses with three or three-plus bedrooms
- 17 three and four bedroom premium waterfront apartments
- All apartments feature high quality fixtures and fittings, contemporary, elegant interiors and finishes, highly efficient floor plans, abundant natural light and windows that optimise view lines across the water, CBD and Bolte Bridge
- Luxurious entry lobby, 24 hour concierge, recreation facilities including 210 sqm gym, 25 m pool, sauna, spa and north facing external landscaped deck
- 4 Star Green Star – Multi Unit Residential PILOT Certified rated. Design reduces water and energy usage and improves the indoor environment quality and acoustics
- Prices range from an entry level of \$465,000 to more than \$5 million.

Project Information

Convesso represents the next landmark building in the emerging Victoria Harbour precinct.

Inspired by the reflections of light on water, it is located on absolute prime water frontage. Designed to maximise expansive views over Victoria Harbour and its marina, the bay and city skyline.

Convesso's enviable proximity to theatres, restaurants, Etihad Stadium, Southern Cross Station and Melbourne's famous boutique shopping provides an exclusive cultural, sporting and lifestyle experience without comparison.

There are 220 residences. All residences have stunning views, a high quality finish, incredibly well resolved floor plan layouts and the bespoke detailing expected of a genuine luxury residence, as well as embedded sustainable features.

Convesso will feature a cross section of different apartments in four different residential offerings, from prestigious waterfront homes and tower penthouses to luxurious tower and city side apartments.

The luxury of the building commences with a stylish boutique hotel like lobby experience with 24 hour concierge to cater for residents needs. Recreation facilities are located on level 9 of the building with a 210 sqm gym, 25 m pool, sauna and spa all connected with a north facing sun drenched landscape deck with BBQ facility. In addition to being functional and beautiful, Convesso has its sustainable design attributes to add to its credentials – The building has achieved a 4 Star Green Star – Multi Unit Residential PILOT



Certified rating from the Green Building Council of Australia (www.gbca.com.au). Green design initiatives incorporated include monitoring and reducing energy and water usage, ultimately reducing heating and cooling costs, combined with improving indoor environment quality and acoustics offering the highest quality living environment for residents.

A cosmopolitan mix of restaurants with outdoor seating is planned on the ground level of the waterfront facade. Retail stores will feature on the building's Bourke Street frontage.

Hamer Hall and its Environs Southbank, Victoria



Completion
Mid 2012

Client
Arts Victoria, Victorian Arts Centre Trust, Major Projects Victoria and Ashton Raggatt McDougall

Value
AUD \$128.5 million

Location
Southbank, Victoria

Type of Contract
Alliance

Consultants
Structural & Services Engineer
Aurecon
Quantity Surveyor
DCWC
Theatre Planner
Schuler Shook
Acoustics
MDA / Kirkegaard JV

Project Information
The Hamer Hall redevelopment is being delivered under an alliance between Baulderstone, Arts Victoria, Major Projects Victoria, the Victorian Arts Centre Trust, and architects Ashton Raggatt McDougall (ARM). This is the first time a building has been delivered using the alliance delivery method in Victoria.

This is a once-in-a generation project that will deliver both a performing arts venue and a precinct that serves Melbourne as a contemporary design attraction. Located in the centre of the CBD the project is under the eye of all Melbournians; the inspiration for the 'construction as performance' theme, where the actual new construction is treated as a performance in itself.



The final outcome will deliver significantly improved amenities with new stairs, escalators and lifts; better disabled access; new, expanded foyer spaces; improved acoustics; new auditorium seating; 'cutting edge' staging systems and technology; a spectacular new outlook to the city; and new connections to St Kilda Road and the Yarra River.

The project is planned to be the first stage of the Southbank Cultural Precinct Redevelopment, a long term vision for a re-imagining of Melbourne's cultural precinct, upgrading and integrating a diverse range of cultural facilities while connecting people to the arts - and to the city - as never before.

Hamer Hall is expected to reopen to the public in mid 2012.

Peninsula Link

Mornington Peninsula, Victoria



Completion
Early 2013

Client
Southern Way
Linking Melbourne Authority

Value
AUD \$759 million

Lend Lease Involvement
Abigroup and Conneq are members of the Southern Way consortium contracted to design, build, construct, finance, operate and maintain the project for 25 years.

Highlights

- Peninsula Link is the first road in Australia to be delivered under an 'Availability PPP' model
- Through a unique partnership between Southern Way and McClelland Gallery & Sculpture Park Peninsula Link will feature three sculptures.

Peninsula Link is a 27 km dual carriage motorway being constructed between the EastLink toll road in Melbourne's east and the Mornington Peninsula Freeway at Mount Martha.

Completing a missing link in Melbourne's freeway network, Peninsula Link will ease traffic congestion on surrounding roads such as the Frankston Freeway and Moorooduc Highway and enable motorists to travel from Melbourne's CBD to Rosebud without hitting a single traffic light.

Scope

- 27 km of freeway standard road
- Two traffic lanes in each direction
- On and off ramps to 11 roads including three freeway to freeway connections
- 28 bridges (45 separate structures)
- Three million cubic metres of earthworks
- Around 1.5 million trees and plants requiring 80,000 cubic metres of mulch
- 25 km shared walking and cycling path



- High standard urban design, environmental management and community engagement.

benefits they will ultimately derive from the project.

Design Challenges and Innovation

The road passes through several areas of extremely high environmental sensitivity, where the corridor is very tight and the logistics of construction are complex. Innovation has been required in the design of retaining walls and drainage systems; construction equipment must be compact, and materials haulage must occur along the road alignment.

Recognised by the state as a key feature of the bid, several public artworks have been commissioned and will be displayed along Peninsula Link, including a permanent major sculpture at the interchange with EastLink.

Pieces at the Skye Road and Cranbourne Road interchanges will be replaced based on the results of a biennial sculpture competition run by McClelland Gallery & Sculpture Park.

Funding for the artwork is being donated by Southern Way, Abigroup and RBS as part of a contribution to the local community.

Construction Challenges and Innovation

Due to the community's high interest in the local environment, and concern over the project's potential to disrupt their neighbourhood amenity, extremely high priority is being given to working with the community to minimise inconvenience during construction and maximise the

Leadership in Sustainability

Protecting and improving the environment is a big focus on Peninsula Link with:

- Extensive use of retaining walls to minimise the amount of bushland affected
- New wetlands to treat excess water from the roadway
- Around 1.5 million plants, trees and shrubs to be planted along the project.

Special attention is being paid to The Pines Flora and Fauna Reserve with:

- Wildlife underpasses to allow fauna to travel from one side of the freeway to the other
- Revegetation of around 16 hectares of The Pines
- Realignment of Tamarisk Creek so it has a more natural flow
- Sensitive urban design including 2.4 metre high walls along the freeway to reduce noise and light disturbance for animals.

Awards

Project Finance International 2010 Award: Asia Pacific Transport Deal of the Year
Abigroup Lumina Award for innovation Key Stakeholder Engagement 2011.

NOTES

The new Royal Children's Hospital Melbourne, Victoria



Completion

Stage 1 – late 2011 and Stage 2-2014

Client

Department of Health, Victoria

Value

AUD \$1.078 billion

Lend Lease's Involvement

Project Management, Design, Construction and Finalisation and Transition Management

Highlights

- 85 per cent of all rooms are single rooms, providing patients and their families with privacy, without comprising staff visibility or patient safety
- The new hospital site is surrounded by parkland: 80 per cent of all patient rooms will have views of the park
- The highest standards in sustainability for the design of a hospital facility building have been targeted.

The new Royal Children's Hospital (RCH) project is the largest hospital redevelopment to be undertaken by the State of Victoria and one of the largest hospital projects underway in Australia. The hospital is being purpose-built for children and the way they are cared for today and into the future.

The project has involved construction of a new 165,000 sqm hospital facility over seven levels, with 75,000 sqm of car parking space over three basement levels. The new hospital facility is located immediately to the west of the existing site on Flemington Road in Parkville.

The new RCH project is being delivered as a public private partnership (PPP) under the State Government's Partnerships Victoria model.

Lend Lease is a key member of the Children's Health Partnership, the consortium responsible for financing, designing, constructing and maintaining the new hospital building. Other members of the consortium are International Public Partnerships as equity holders, Spotless Group as facilities manager and architects Billard Leece, Bates Smart and HKS (US).

Once delivered, most of the existing hospital will be demolished and the current site returned to parkland. There will be no



net loss of parkland as a result of this project.

Design Challenges and Innovation

The hospital has been designed to provide world-class health care to the children of Victoria and includes:

- A design which maximises its parkland setting and provides a healing environment for patients, families and staff
- A central, linking 'street' that deinstitutionalises the hospital, provides a hub of activity for the hospital community and makes it easier for patients, families and staff to find their way around
- Flexible design and infrastructure, capable of adapting to new technologies and emerging trends in paediatric healthcare, changes in clinical practice and models of care.

Construction Challenges and Innovation

At its peak, the project workforce reached in excess of 2,100 which presented some coordination challenges.

The sheer scale of the excavation (450,000 cubic metres) presented logistical challenges, relating in particular to materials handling and the movement of vehicles around the site.

The services and equipment installation and the commissioning and transition of the existing hospital to its new location are technically complex and will require careful coordination and planning.

Leadership in Sustainability

Environmental initiatives to reduce energy and water usage on the project include: rainwater collection from 75 per cent of new roof areas, a blackwater treatment plant, a 10 per cent reduction in overall energy use (compared to a standard hospital), a 2.4 megawatt gas-fired tri-generation plant, chilled-beam air conditioning, a biomass boiler, solar panels and parking for 500 bikes.

Leadership in Safety

A range of traffic and site management initiatives were developed to assist with movement around the site.

In addition, the project team developed a base design of a scaffold fall protection screen, to assist with the elimination of falls from scaffolds. The team also developed a base model for portable truck deck protection rails to protect workers from the risk of falls during truck unloading.

Awards

Winner - Excellence in Health and Safety award at the Master Builders Association of Victoria (MBAV) 2010 National Excellence in Building and Construction Awards.

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