



Lend Lease Development Projects

Jacksons Landing



- 12 hectares - former CSR sugar refinery site
- 2 km from Sydney CBD
- 700m Sydney Harbour water frontage
- On completion (est. 2009), will comprise:
 - 1,340 residential apartments – pop. 3000
 - 36,000 m² commercial & retail
 - 3 hectares of public open space
- Total Revenue > \$1 billion

- Lend Lease purchased site outright in 1996 for \$77m
- JV participants introduced in 1998 – Lend Lease sold down to 50%
- JV partners – Kerry Group 25%, GIC 25%
- JV partners share in development profits
- Lend Lease receives fee income for:
 - Development Management
 - Project Management
 - Construction Management
 - Sales

1988 - Lend Lease entered into Development Agreement with CSR

1996 - Acquired Site

1998 - Entered into JV with GIC & Kerry Properties

1998 - \$150m Debt Facility with Syndicate of ANZ, CBA, WBC

1998 - Launched Regatta Wharf

2000 - Stage One completed

2002 - Revised Masterplan Approval

2002 - Launched The Distillery to the market, Started Construction

2004 - 214 Apartments in Construction, completion last quarter '04

2009 - Forecast Completion, 4 stages to go, 454 apartments



site map legend

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|----|--|
| 1 | The Distillery |
| 2 | The Quarry |
| 3 | The Elizabeth |
| 4 | Regatta Warf |
| 5 | Reflections |
| 6 | The Terraces |
| 7 | Fleetuiew |
| 8 | Tablet House |
| 9 | McCalfreys |
| 10 | The Rum Store |
| 11 | The Nokia Building |
| 12 | Cafe, Plaza & Restaurants |
| 13 | Cadi Park |
| 14 | Proposed Foreshore Park |
| 15 | Light Rail and Shops |
| 16 | Community Centre, Security Gatehouse and Swimming Pool |
| 17 | Tennis Courts |
| 18 | Refinery Square |
| 19 | Sales and Marketing Office |
| 20 | Proposed Knoll Park |
| 21 | Proposed Commercial Development |
| 22 | The Escarpment |
| 23 | The Refinery |
| 24 | Future Development |
| 25 | The Cooperage |

Completed Precincts

Precinct	Year Completed	Average Price per apartment	No of Apartments
Regatta Wharf	2000	\$776 K	144
The Elizabeth & Rum store	2000	\$853 K	57
The Terraces	2000	\$794 K	63 Townhouses
Fleetview	2001	\$515 K	150
Nokia	2001	\$4,375/m ²	13,000 m ² Office
Reflections	2002	\$799 K	78
McCafferys	2003	\$613 K	150
Escarpment	2004	\$738 K	20

Note : All Precincts listed above are 100% sold

Distillery Hill Stage 1 – “The Distillery”



- Low-rise – 29 apartments/townhouses
- Due for completion Dec '04
- Avg. Price \$663k
- The Distillery – 95 apartments
- Due for completion Dec '04
- Avg. Price 2-bed \$850k, 3-bed \$1.17m

Distillery Hill Stage 1 – “The Quarry”



- The Quarry – 89 apartments
- Due for completion Dec '04
- Avg. Price 2-bed \$831k, 3-bed \$1.15m

Distillery Hill Stage 2 – “Knox on Bowman”

- Released for sale 31 March 04 – 24 apartments
- Avg. Price 2-bed \$976k (incl. 2+ media), 3-bed \$1.22m



- **Distillery Hill Stages 3-5 (430 apartments)**
 - Not yet released
 - Design progressing
 - Bulk excavation works in progress for Stages 3 & 4 in association with Stage 2
- **Western Waterfront Park**
 - 1.2 ha Public park
- **21 Harris Street**
 - 13,000m² commercial zoning