

ASTON

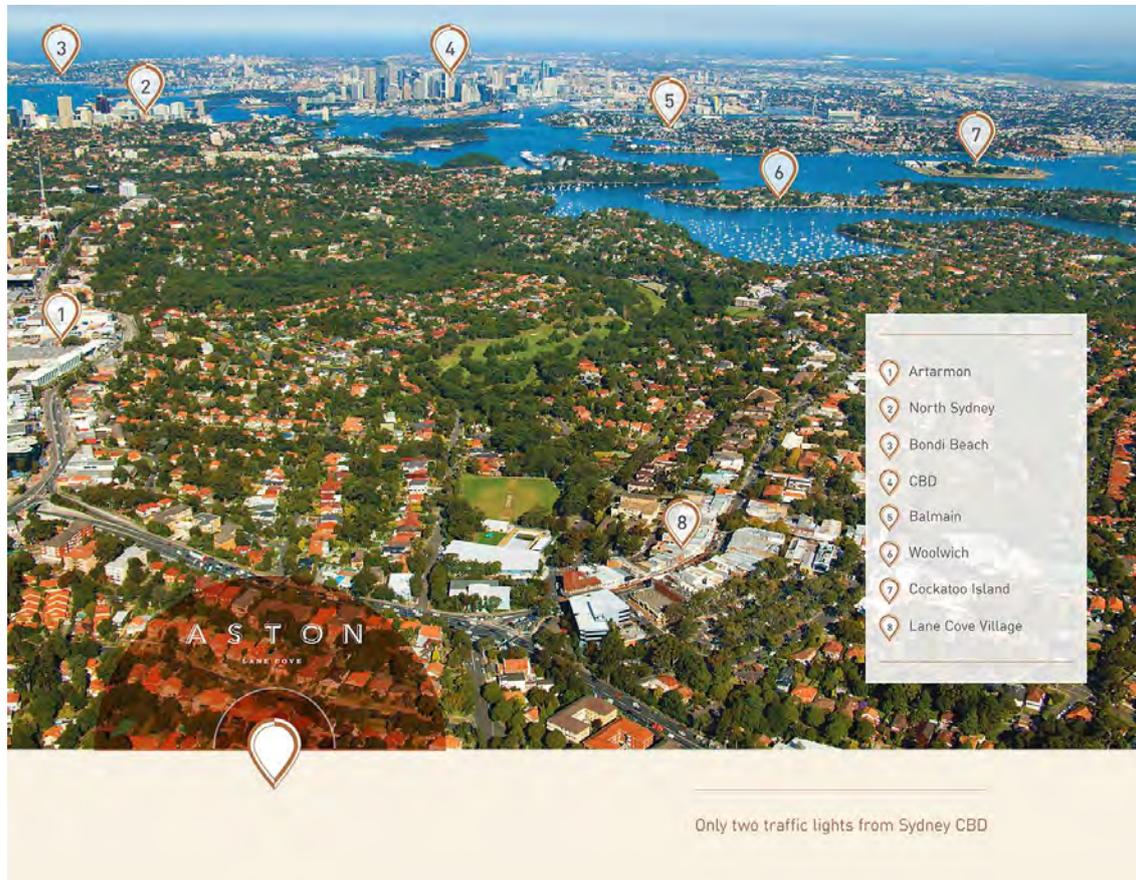
LANE COVE

PROJECT UPDATE
2nd October 2015



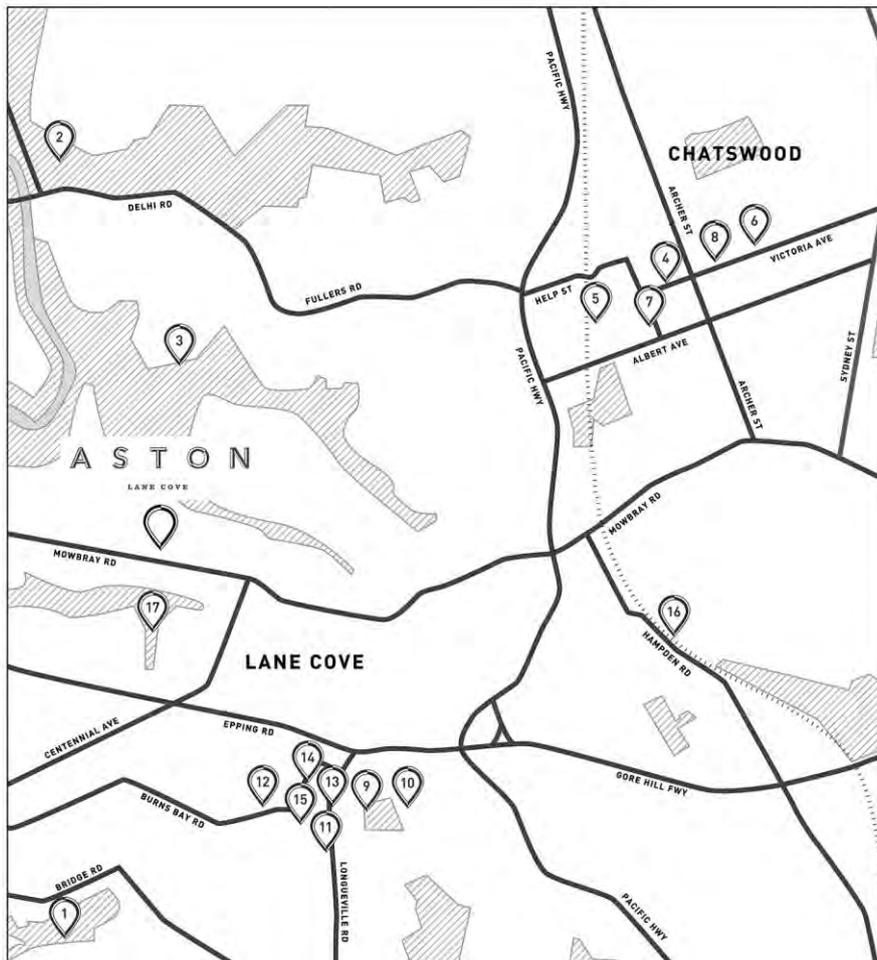


ASTON – The next Generation of Apartment Living



Aston Apartments has set the benchmark in apartment living.

This elevated North facing development will be a contemporary building while connecting you with everything the local area has to offer. Lane Cove is predicted to become one of Sydney's most strategic locations.



The Locals Map

- | | | | |
|--------------------------------------|-----------------------------------|------------------------|---------------------------|
| 1 Burns Bay Reserve | 5 Chatswood Train Station | 9 Aquatic Centre | 13 Lane Cove Library |
| 2 Lane Cove National Park | 6 Chatswood Chase Shopping Centre | 10 Pottery Green Park | 14 Pablo & Rusty's |
| 3 Chatswood Golf Course | 7 Westfield Chatswood | 11 Via Napoli Pizzeria | 15 Hudson Meats |
| 4 The Concourse Entertainment Venues | 8 Cafe New York | 12 Thomas Dux | 16 Artarmon Train Station |
| | | | 17 Batten Reserve |

Lane Cove is a lively, safe and friendly community nestled in and around the greenery of nearby National Park and Batten Reserve. Get back to nature by hiking the various bush walking tracks, cycling the parkways or leisurely rowing along the Burns Bay Reserve.

It is only a short commute from the business hub of Lane Cove West Business Park, Macquarie Park and only two traffic lights from Sydney CBD. Aston is minutes from browsing boutique shops and eateries of Chatswood Chase or enjoying the Sydney CBD.

Keen swimmers are only a short distance to Lane Cove Aquatic Centre or if you prefer the outdoors, the Tennis World Club in Lane Cove and the Chatswood Golf Course are both close by.

Construction Update:

Photo 1: Taken on 30/09/2015, continues to show the external façade wrapped with perimeter scaffold and loading bays. The perimeter scaffold is scheduled to be dismantled during October 2015, revealing the external façade and building envelope.



Photo 2: Shows the progressive installation of the engineered timber flooring in the Benchmark Unit. Inspection of the Benchmark Unit is scheduled for 07/10/2015.

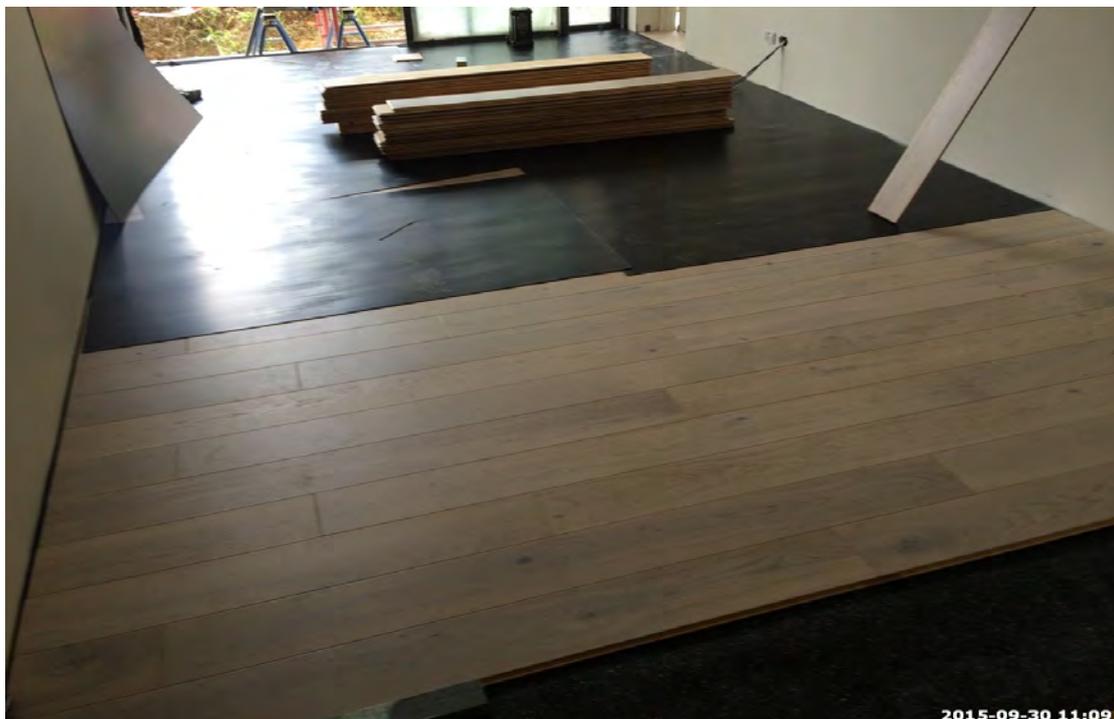


Photo 3: Shows the Benchmark Unit Main Bedroom bathroom.



Photo 4: Shows Level 3 Unit 45 looking towards the kitchen from the external balcony. All internal walls are installed, the ceiling frame is installed with the final bulkhead to be installed concealing the ceiling cavity services.



Photo 5: Shows Level 2 Unit 39 (same unit 1 floor below). All sheeting to the walls and ceiling is completed with skimming of the gyprock underway before an initial undercoat will be applied. Waterproofing to wet areas is about to commence and installation of the kitchen joinery to commence mid-October 2015.



Photo 6: Shows the Level 1 Unit 33 (same unit 1 floor below). Initial undercoat has been applied awaiting kitchen joinery installation. Joinery works will be conducted concurrently across all levels.



Summary

Construction works for the Aston Apartments continues to progress well and in-line with the Contractors construction programme. The forecast date for Practical Completion is February 2016.

As evidenced in the photos above, significant gains have been made with the internal trades since the August construction progress update. With site works progressing well, some of the focus transitions into ensuring the requirements for the Occupation Certificate and Strata Plan are on programme. This typically involves a number of external works being completed and approved by third parties, such as the electricity substation, sewer and water installations, and any positive covenants created. This is in conjunction with completion of the building works in accordance with the BCA, testing and commissioning of all services and compliance with relevant DA conditions.

As construction activities work up the building the following progress can be reported:

Ground Floor:

- All services have now been roughed in.
- Internal studwork installed.
- Door jambs installed.
- Sheeting to walls and ceilings completed.
- Water-proofing to internal wet areas (excluding balconies) completed.
- Tiling to wet areas is 75% complete.
- Initial painting 65% complete.
- Windows are 95% installed.
- All site measurement for joinery is completed. Off-site manufacturing is completed with deliveries to site progressively over the next few weeks.
- Installation of all bathroom accessories and PC items will commence in the coming weeks.

Level 1:

- Services have now been roughed in.
- Internal studwork installed.
- Door jambs installed.
- Sheeting to walls and ceilings completed.
- Water-proofing to internal wet areas (excluding balconies) completed.
- Tiling to wet areas is 15% complete.
- Initial painting 50% complete.
- Windows are 95% installed.
- All site measurement for joinery is completed. Off-site manufacturing is completed with deliveries to site progressively over the next few weeks.
- Installation of all bathroom accessories and PC items will commence in the coming weeks.

Level 2:

- All services have now been roughed in.
- Internal studwork installed.
- Door jambs installed.
- Sheeting to walls and ceilings completed.
- Windows are 95% installed.
- All site measurement for joinery is completed. Off-site manufacturing is completed with deliveries to site progressively over the next few weeks.
- Installation of all bathroom accessories and PC items will commence in the coming weeks.

Level 3:

- All services have now been roughed in.
- Internal studwork installed.
- Door jambs installed.
- Sheeting to walls and ceilings is 70% completed.
- Windows are 30% installed.
- All site measurement for joinery is completed. Off-site manufacturing is completed with deliveries to site progressively over the next few weeks.
- Installation of all bathroom accessories and PC items will commence in the coming weeks.

The external façade works which include a render and paint finish is 75% complete from Level 1 – Level. Once the Ground Floor is completed the scaffold will be dismantled progressively as the final painting works completed to each floor.

Other key activities include the construction and installation of the electricity substation which is scheduled for completion at the end of November, including testing and commissioning. Once completed the project will be able to operate on permanent power instead of temporary power.

Final inspections for the sewer works have been coordinated, with the application for the Section 73 Certificate with Sydney Water in progress. It is anticipated this will be available in early November 2015, which is key requirement for obtaining the Occupation Certificate and registration of the Strata Plan.

Overall the project continues to progress well and in-line with the Contractors construction programme. The current forecast date for Practical Completion is February 2016 and this is considered achievable.