

AURA

PYMBLE

PROJECT UPDATE
27th of June 2016



AURA – Elevate Your Lifestyle

Elevate your lifestyle and your expectations. Aura at Pymble sits majestically on an elevated site which takes in a magnificent 270-degree vista of Sydney, from Chatswood's towers to the CBD's sparkling lights, right through to the Blue Mountains. The panoramic views will take your breath away, the stunning modern architectural design will impress, and the timeless luxurious interiors will inspire. Step up to an indulgent way of living with a bird's eye view at Aura.



Aura apartments feature individualised planning to optimise the use of space and take advantage of the elevated aspect, to ensure your home is truly unique. Living areas flow seamlessly to large entertainer's balconies or courtyards with outlooks that expand as you climb higher. Kitchens feature a clever blend of timber and polyurethane, and concealed lighting highlights the beauty of stone benchtops, engineered timber floors and mirrored bathroom cabinets. You'll love coming home to Aura.



Aura's prized location on Pymble's hilltop offers an enviable address. Ideally located on Sydney's Upper North Shore, this quiet and leafy suburb is renowned for its stunning natural setting and is home to Sheldon Forest and Dalrymple-Hay Nature Reserve. At Aura, you're just a short stroll to local shopping, restaurants, parks, cafés and just 200 metres to Pymble train station. And the Pacific Highway/M1 puts you within easy reach of the CBD. Nearby attractions include three golf clubs, West Pymble Pool, Bobbin Head Marina, Ku-ring-gai Chase National Park, plus some of Sydney's best universities, private and state schools.



Construction Update

Photo 1 – The photo below from the 7th of June, shows installation of the tower crane in the middle of the site.



Photo 2 – The panorama below taken on the 7th of June show the two flatbeds delivering components for the tower crane installation as well as excavation continuing in the North-East corner of the site.



Photo 3 – The panorama below from the 23rd of June facing North-East shows poured strip footings and retaining walls being formed for Building C.

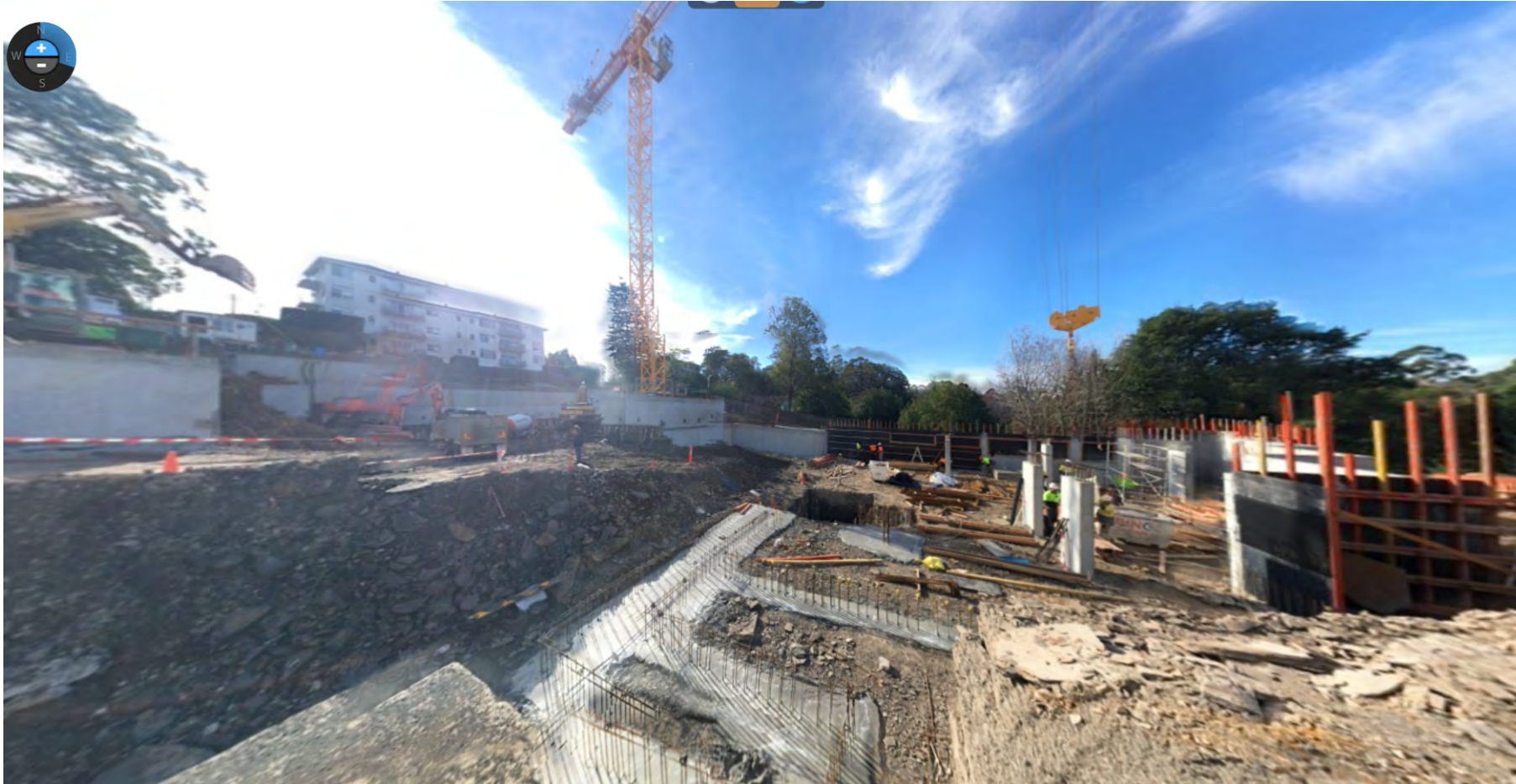


Photo 4 – The photo below from the 23rd of June shows the extent of excavation on Building B, approximately 2-3m above the final reduced level.



HCAP

DEVELOPMENTS

Photo 5 – The time lapse photos below show the progress of works over the past 3 weeks.



CENTRAL ELEMENT
PROPERTY DEVELOPMENT



Summary

Since our update from May, excavation works have progressed well with the building within metres of its base.

Building A has achieved its reduced level (RL) which is the lowest point in the building. The piles have had shotcrete applied, anchors installed and tensioned. The next task for this area involved the piles forming the base of lift pits and stormwater retention and detention tanks. This will be followed by the Level 1 (Ground) floor slab.

Building B is approximately 2-3m from its reduced level. This area has seen large pockets of high strength rock which we have hammered through using a large 42t (orange) excavator. The piles have had shotcrete applied, anchors installed and tensioned. We anticipate achieving the reduced level within the next 2 weeks after which the Level 1 slab may be poured.

Building C achieved its reduced levels earlier due to the lay of the site, falling to the South corner. This building has seen its foundations being poured by way of large pad and strip footings. Services were roughed in and the Level 1 walls and columns have been formed and poured. The next activity will see the Level 1 slab being poured.

Design for the project has advanced well with the head contractor securing the majority of their major trades allowing design to be coordinated further.

We shall provide an update in August where excavation should have completed and first ground slabs being poured.