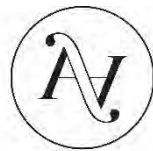


NOVEMBER - 2017 PROJECT UPDATE



CENTRAL ELEMENT
PROPERTY DEVELOPMENT



AURA

PYMBLE

HCAP
DEVELOPMENTS



SUMMARY

Service Fit-off	
Building A	85% Complete
Building B	90% Complete
Building C	95% Complete
Timber flooring	
Building A	Complete
Building B	Complete
Building C	Complete
Kitchen Joinery	
Building A	85% Complete
Building B	Complete
Building C	Complete

Aura is now entering the final phase of construction works with all resources deployed to internal fit-out and external works.

Externally, the façade is now complete. All sun shade louvres, awnings vergolas, sliding privacy screens and glass balustrades are installed. Landscaping is now under way with topsoil spread throughout, planting will begin next week, adding a splash of colour to the external area. The crane was dropped this week, which is a great milestone for the project.

Internal fit-out is nearing completion. All timber flooring is installed with carpet installed to half of the development. Kitchens will be completed next week. Bathrooms are almost complete with vanity installation occurring next week. Shower screens are hung throughout all of building C, B and half of A. Final coat of paint has been applied to building C, B is now in progress.

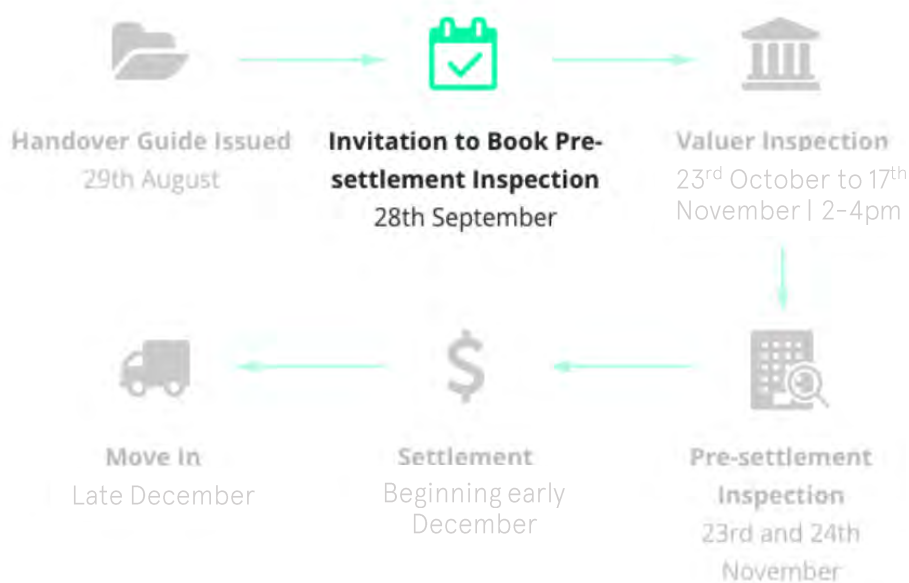
All services are now mostly fit-off with commissioning underway over the following weeks.

We look forward to meeting you on the 23rd and 24th of November at the pre-settlement inspection event to present you your new apartments. On the following page you will see the roadmap to completion and what to expect on the big day.

Kind Regards,

The Central Element & HCAP Developments Team

HANDOVER TIMELINE



The dates outlined are estimates only and are subject to change

PRE – SETTLEMENT INSPECTION

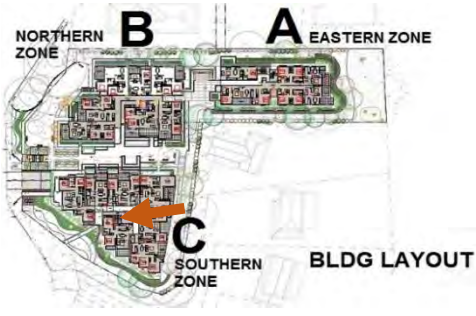
At the end of September, we invited all purchasers to the pre-settlement inspection event being held on the **23rd and 24th of November**. If you haven't already booked in your time slot, please get in contact with our building manager aura@bjcibm.com to arrange your booking.

Alternatively, you can jump online to the Aura BuildingLink portal and book in via this [link](#).

What to expect on the day

1. Upon arrival, please park in the basement.
2. After parking, please walk out through though where you entered, the Central Element team will welcome and sign you in.
3. You will then meet one of our building managers and be shown to your new apartment.
4. After your inspection the Aura handover team will be there to chat and answer any questions you may have.


CONSTRUCTION PHOTOS

Date	2/11/17
Building	C
Level	7
Description	Completed Kitchen
Location and Aspect	

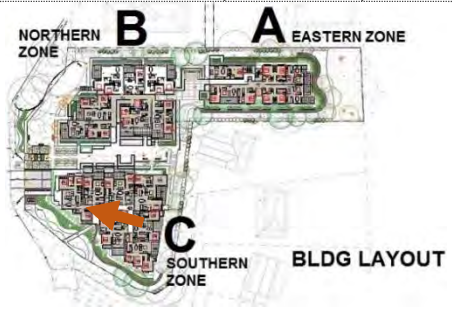


Date	02/11/17
Building	C
Level	Ground
Description	BBQ area between B & C, top soil being spread throughout.
Location and Aspect	



Date	02/11/17
Building	C
Level	7
Description	Vergolas installed
Location and Aspect	

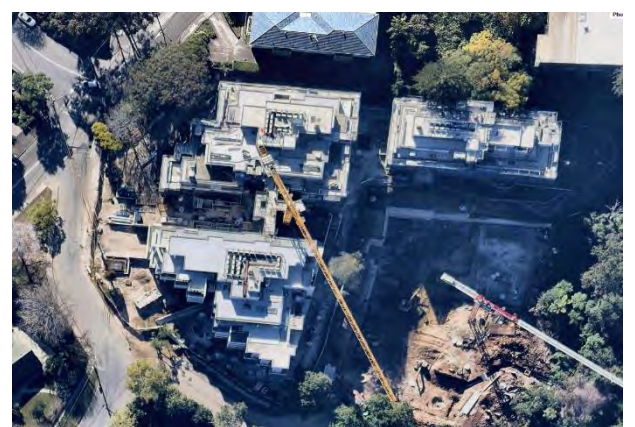


Date	02/11/17
Building	C
Level	6
Description	Bathroom complete, carpet laid.
Location and Aspect	 <p>The diagram is a site plan titled 'BLDG LAYOUT'. It shows three zones: 'NORTHERN ZONE' at the top left, 'EASTERN ZONE' at the top right, and 'SOUTHERN ZONE' at the bottom. Buildings are represented by colored blocks. Building C is highlighted in orange and is located in the Southern Zone. Other buildings are labeled A and B.</p>



TIME-LAPSE

The time-lapse below shows great progress since project start date. From 3 residential dwellings, to excavation, to 3 complete structures.



AERIAL CONSTRUCTION VIEW 07-09-2017



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.

LOCATION

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.

