

FLEET

— LANE —

SOUTH BRISBANE

Project Update
30th November 2015



HCAP
DEVELOPMENTS

PROJECT UPDATE – November 2015

Date: 30/11/2015

Prepared by: Marquee Projects

Project Address: 25-27 Hope Street, South Brisbane

Practical Completion Date: January 2016

Settlement Date: February 2016

Project Overview

- One apartment remaining at Fleet Lane!
- Apartment prototype nearing completion.
- Roof top terrace under construction.
- Lifts under construction.

Employment to Drive Growth (Extract) - Smart Property Investment, 4th November 2015

“The effect of an often overlooked house price growth driver has been uncovered by a new report – with two city markets set to benefit the most from recent employment trends.

Sydney and Melbourne have benefited the most from employment increases since 2008, but housing markets in Hobart and Brisbane should pick up on the positive effects of a newly expanded workforce.

That’s the finding of an analysis by CoreLogic RP Data, which found that recent full-time job figures for Brisbane and Hobart compare favourably with other cities.

“Over the past year, 24,713 full-time jobs have been created in Brisbane compared to 26,036 since 2008. Similarly, in Hobart there have been 3,331 full-time jobs created over the past year compared to full-time job losses of -4,347 since 2008. “The recent relative strength in job creation in Brisbane and Hobart may signal increasing housing demand in those cities over the coming year,” the company said this week.

The property data company studied the capital price growth performances of each of Australia’s capital cities from December 2008 to September 2015 and found that full-time employment rates strongly correlated with capital growth.



Queens Wharf Development: The new Queens Wharf Casino project is expected to generate over 10,000 new jobs.

PROJECT UPDATE – November 2015

Construction Progress: RGD are making good progress towards the completion of Fleet Lane with approximately three months remaining until individual contract settlements.

Finishes trades now occupy the majority of the building with apartments receiving their fitouts including joinery, tiles and final painting. RGD will soon begin locking up each level as the fitouts are completed.

As each level is complete, the developer will commence defects inspection of the entire building included every apartment to ensure the quality meets the high expectations set by the development team.

Schindler, the lift subcontractor is onsite and currently installing the two lifts for Fleet Lane spanning from Basement 2 to the roof top.

The Fleet Lane roof top entertaining area is also under construction with the Yoga Garden, Spa and entertaining areas all under construction. The expansive city views are now a reality.

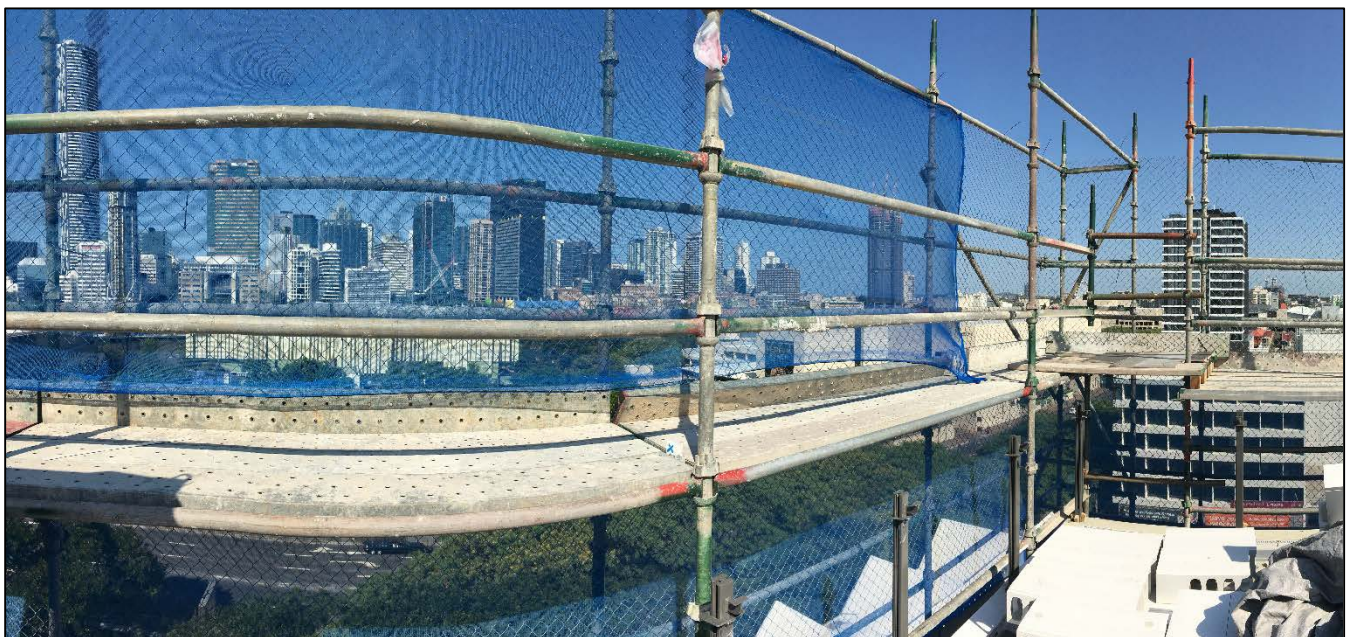
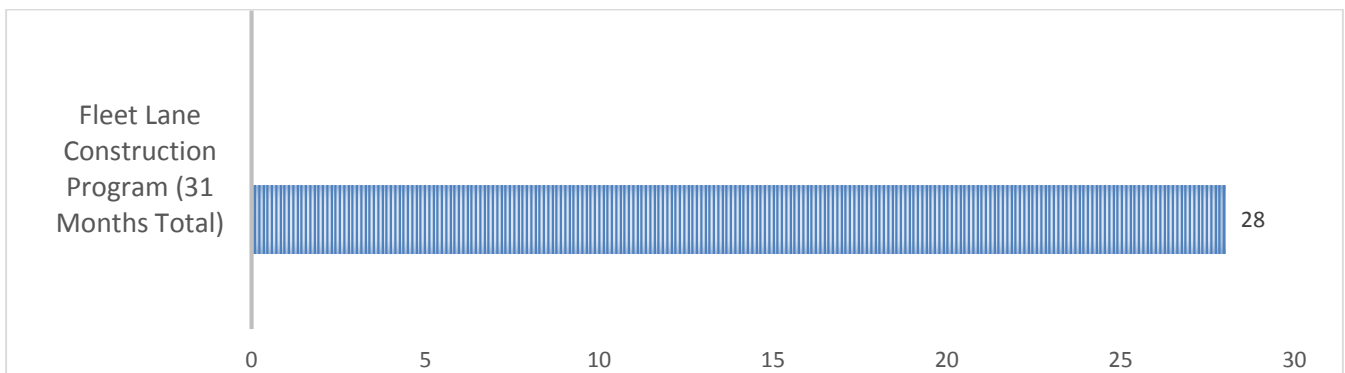


Figure 1: Fleet Lane rooftop slab now complete with superb views of the Brisbane CBD.



Figure 2: Fleet Lane Rooftop – Inspection of the roof top by the super intendent, architect, project advisors and quantity surveyor.



Figure 3: Future dining areas on there roof top terrace.



Figure 4: City views from the roof terrace spa deck.

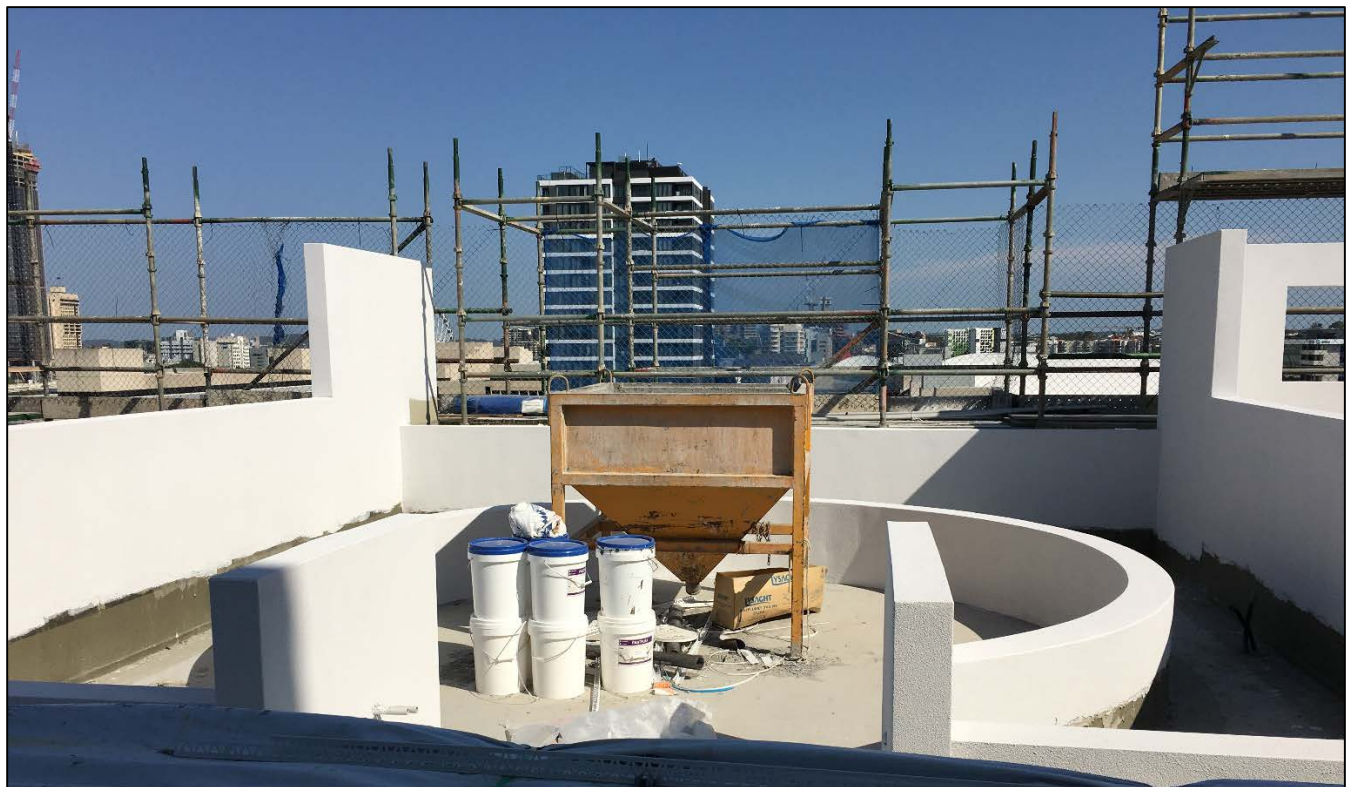


Figure 5: Roof Top Yoga Garden and surrounding garden beds.



Figure 6: As scaffolding is removed, the building façade is revealed.