

HAVEN

NEWSTEAD

Project Update
14th February 2017



PROJECT UPDATE – February 2017



Date: 14/02/2017

Prepared by: Marquee Projects

Project Address: 63 Skyring Terrace, Newstead

Estimated Practical Completion Date: August 2017

Estimated Settlement Date: September 2017

Haven Settlement Update

- Icon have provided a revised completion timeframe of August 2017 including some significant lost time experienced at the end of 2016 and the beginning of 2017.
- Icon have advised these delays were related to further inclement weather including rain, strong winds and high temperatures, as well as Union associated issues.
- As such, the estimated timeframe for settlements has been revised to September 2017 however remains subject to potential weather and Union related delays.

Construction Update

- Icon have completed the Level 18 floor slab with 50% of the Level 19 floor slab also complete.
- Completion of Level 18 marks the transition to a new floor plate that includes larger three bedroom units. The larger units require less structural walls and as such the structural floor cycle is expected to speed up. The floor cycle will be further reduced when the tower reaches Level 21 due to the introduction of the penthouse levels.
- Ceilings and partitions, and service rough-in trades have progressed to Level 16.
- Installation of external glazing continues to trail the structural levels having commenced on Level 15.
- Tiling and joinery has progressed to Level 11.
- The separate retail building along Skyring Terrace has also experienced some significant progress in 2017. Icon have completed the formwork for the mezzanine slab and are currently laying the steel reinforcing, hydraulic pipe work and column formwork. The concrete pour is scheduled for this week.
- Tilers have also commenced external tiling to the northern portion of the retail building. The tiling of the retail building will contribute to the iconic architecture statement of the Haven Retail Precinct designed by architecture firm, Richards and Spence. Richards and Spence are renowned for their architectural contributions throughout Australia, in particular the nearby James Street Precinct.

Courier Mail Article (Extract) – Newstead, Brisbane Suburb Profile – Darren Cartwright (7th February 2017)

“The vibrant inner-city suburb, located about 3km north-east of the CBD, has been a hit with both residential, commercial and retail developers in recent years.”

“...the majority of Newstead developers were aiming to capture an owner-occupier market, and subsequently had built larger residences, with higher quality finishes and touches such as oversized balconies.”

“...developers had been lucky that the suburb had been given a makeover in recent years, meaning public amenities and services were already in place ahead of the residential builds.”

“There’s always talk about the apartments but what people don’t realise is how much retail there is and it will be a lot bigger in the next few years...the number of shopping outlets will double over the next few years making it an even more attractive locality.”

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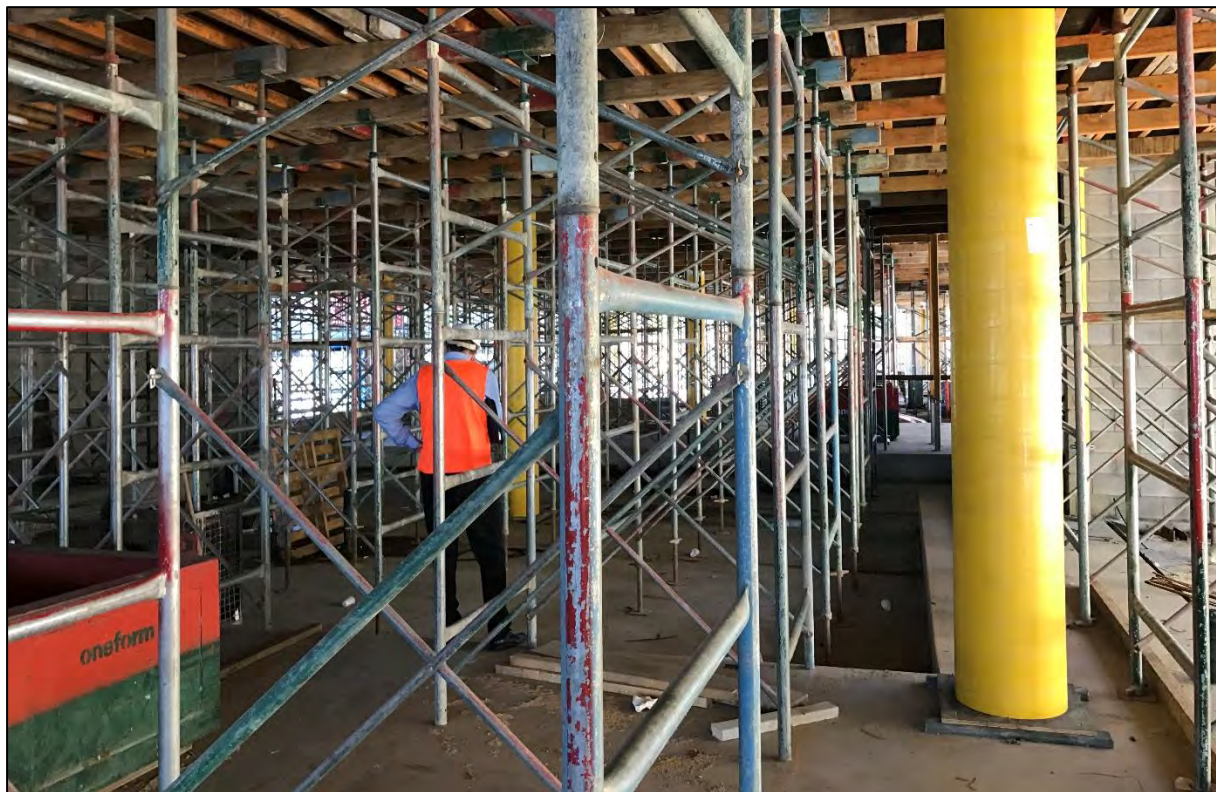


Haven Site: Project team inspecting the retail mezzanine slab.

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Haven Site: Project team inspecting retail mezzanine slab adjacent to Gasometre.



Haven Site: Ground floor retail building showing the extensive propping required for the mezzanine slab.

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Haven Site: Brisbane River Views from Level 19.

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Haven Site: 10th February 2017

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Haven Newstead is a 25 storey, 220 residential apartment and high end retail complex, located in the suburb of Newstead, in Brisbane QLD. The development is a mixture of luxury apartments, Sky Homes and a retail complex. Haven Newstead offers superior apartments and lifestyle to its residents - and is strategically located in a thriving suburb less than 3 kms to the Brisbane CBD and on the Brisbane River.

ICON CO

ICON CONSTRUCTION

Haven is being built by Icon Co. Established in 1997, ICON has been behind many of the leading award-winning high-rise buildings in New South Wales and Victoria and have a commitment to quality. ICON's parent company has 150-year track record with a \$6 billion balance sheet, providing a long term commitment to stand behind their workmanship.



JAMES ST

RL57 - RETAIL PARTNER

Arguably the number one retail developer and manager in Australia, RL57 knows how to attract top brands and unique new operators. Their vision creates an environment that is much more than a retail store. HCAP sought out John James of RL57 to become a partner with Haven's retail precinct to deliver well-planned amenity for residents.



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