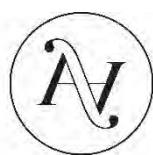


OCTOBER - 2017 PROJECT UPDATE



CENTRAL ELEMENT
PROPERTY DEVELOPMENT



AURA

PYMBLE

HCAP
DEVELOPMENTS



SUMMARY

Service Fit-off	
Building A	75% Complete
Building B	85% Complete
Building C	95% Complete
Timber flooring	
Building A	60% Complete
Building B	100% Complete
Building C	100% Complete
Kitchen Joinery	
Building A	50% Complete
Building B	85% Complete
Building C	90% Complete

Aura is now approaching the tail end of construction works with all resources deployed to internal fitout and external works.

Externally, the façade is mostly complete. Sun shade louvres and awnings arrived last week and have now been fixed throughout. Glass balustrades are mostly complete. Landscaping work began with back filling of areas in preparation for top soil and planting to begin. Street side boundary works are beginning this week, warming Aura's presence on Livingstone Ave.

Internal fit-out continues to progress steadily. Tiling to bathrooms is complete throughout with most of the fixtures such as basins and toilets installed in all buildings. Shower screens are hung throughout all of building C with final coat of paint being applied in building C too. Kitchens are installed in approximately 2/3 of the apartments. Timber flooring is almost complete throughout.

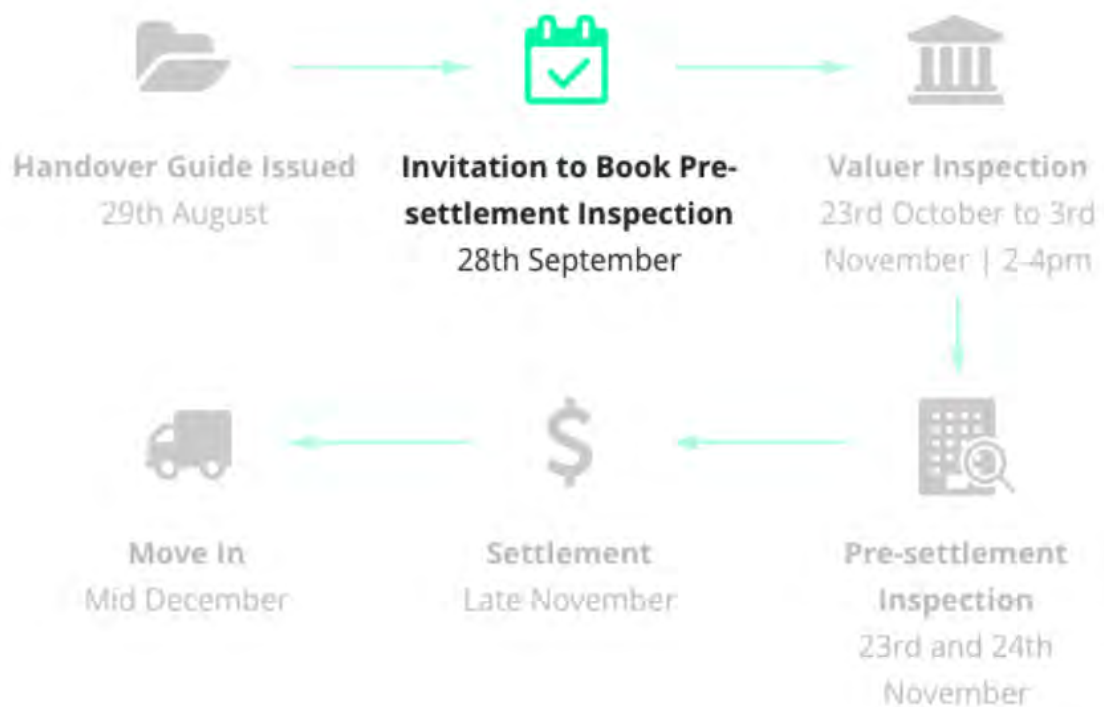
We have scheduled pre-settlement inspections for the 23rd and 24th of November, you will have received a communication last week letting you know the process to book your inspection. Please refer to the handover timeline on the following page for further key dates.

We look forward to meeting you on this exciting day and presenting you your new apartment.

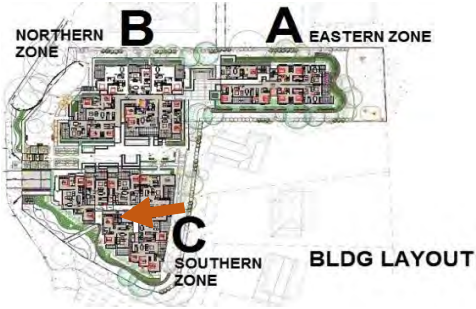
Kind Regards,

The Central Element & HCAP Developments Team

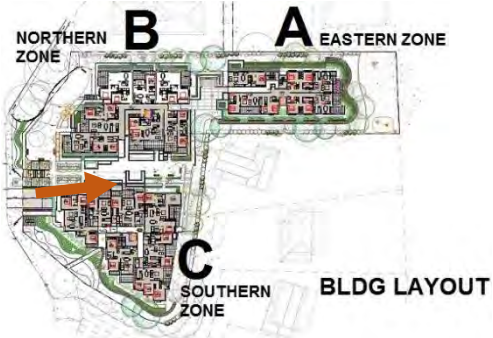
HANDOVER TIMELINE




CONSTRUCTION PHOTOS

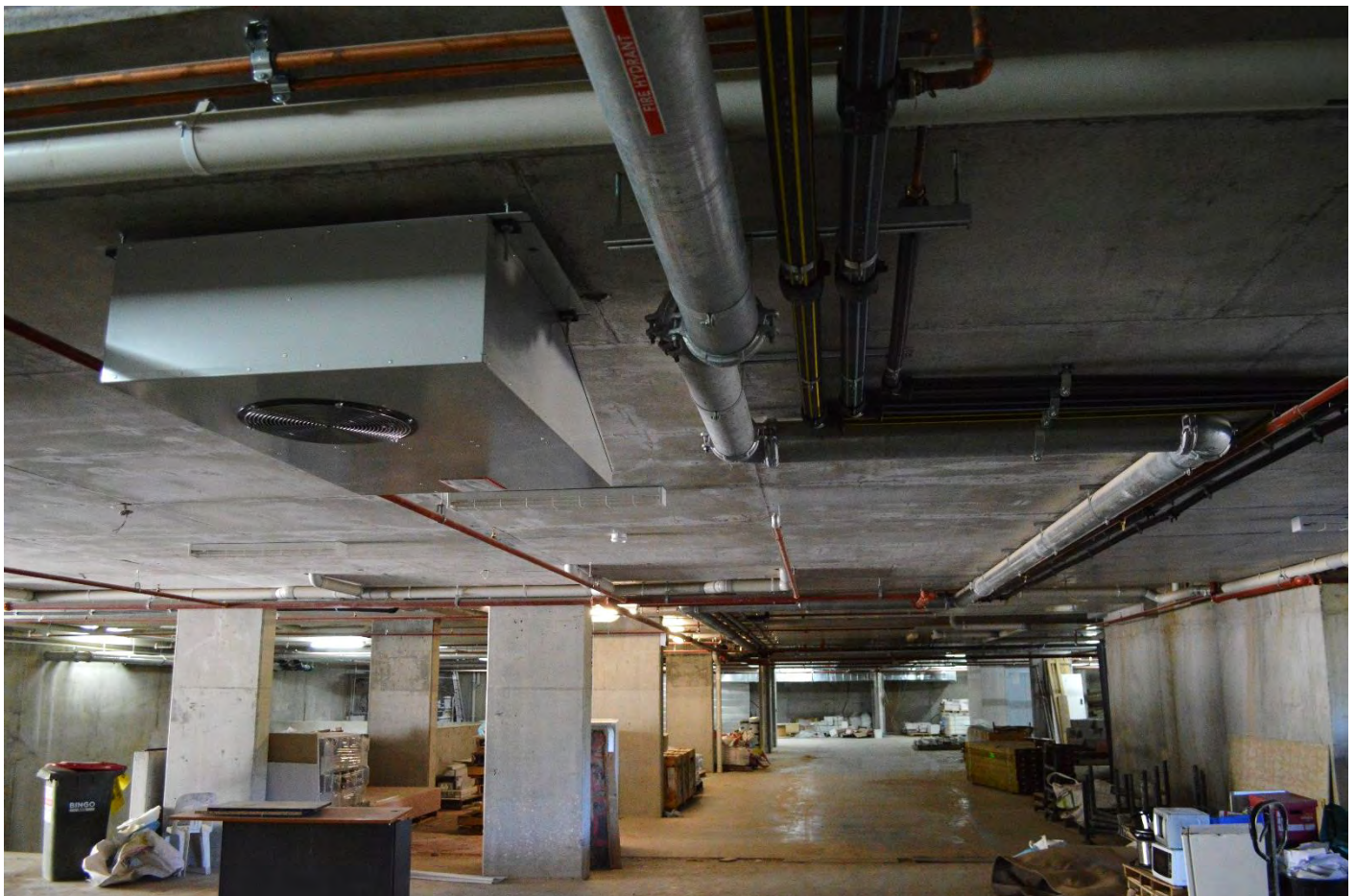
Date	29/09/17
Building	C
Level	6
Description	Completed Kitchen
Location and Aspect	 <p>The diagram is a site plan titled 'BLDG LAYOUT'. It shows three zones: 'NORTHERN ZONE' at the top left, 'EASTERN ZONE' at the top right, and 'SOUTHERN ZONE' at the bottom. Building 'C' is located in the Southern Zone and is highlighted with an orange arrow. Buildings 'A' and 'B' are also labeled in the Eastern and Northern zones respectively.</p>




Date	29/09/17
Building	C
Level	7
Description	Roof Pebbles and complete facade
Location and Aspect	



Date	29/09/17
Building	C
Level	2
Description	Basement jet fan, fire sprinklers and plumbing
Location and Aspect	 <p>The diagram is a site plan titled 'BLDG LAYOUT' divided into three zones: 'NORTHERN ZONE' (top left), 'EASTERN ZONE' (top right), and 'SOUTHERN ZONE' (bottom). An orange arrow points to a specific location within the Southern Zone.</p>

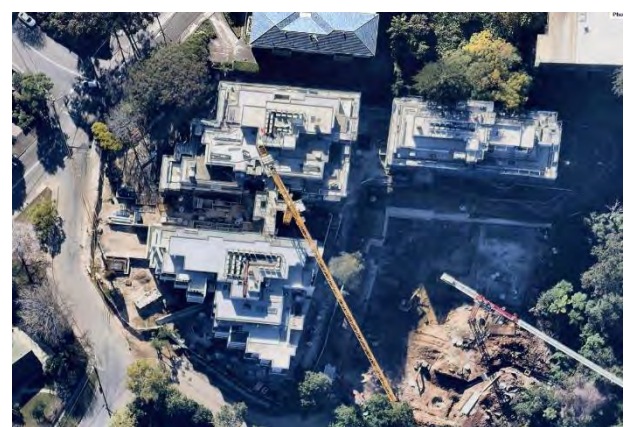
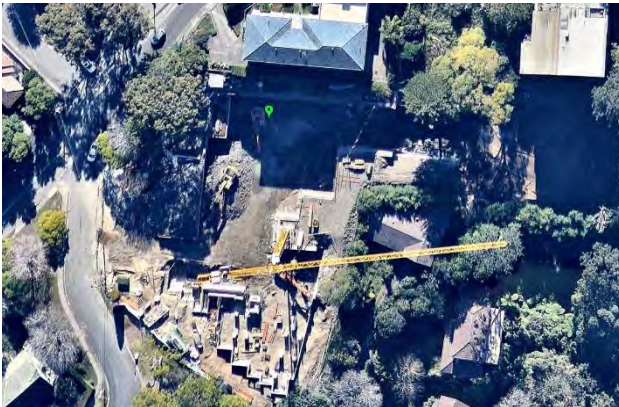


Date	29/09/17
Building	C
Level	5
Description	Bathroom almost complete, mirror cabinet and shower screen recently installed. Entry to Building C level 7 unit.
Location and Aspect	



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.

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.

