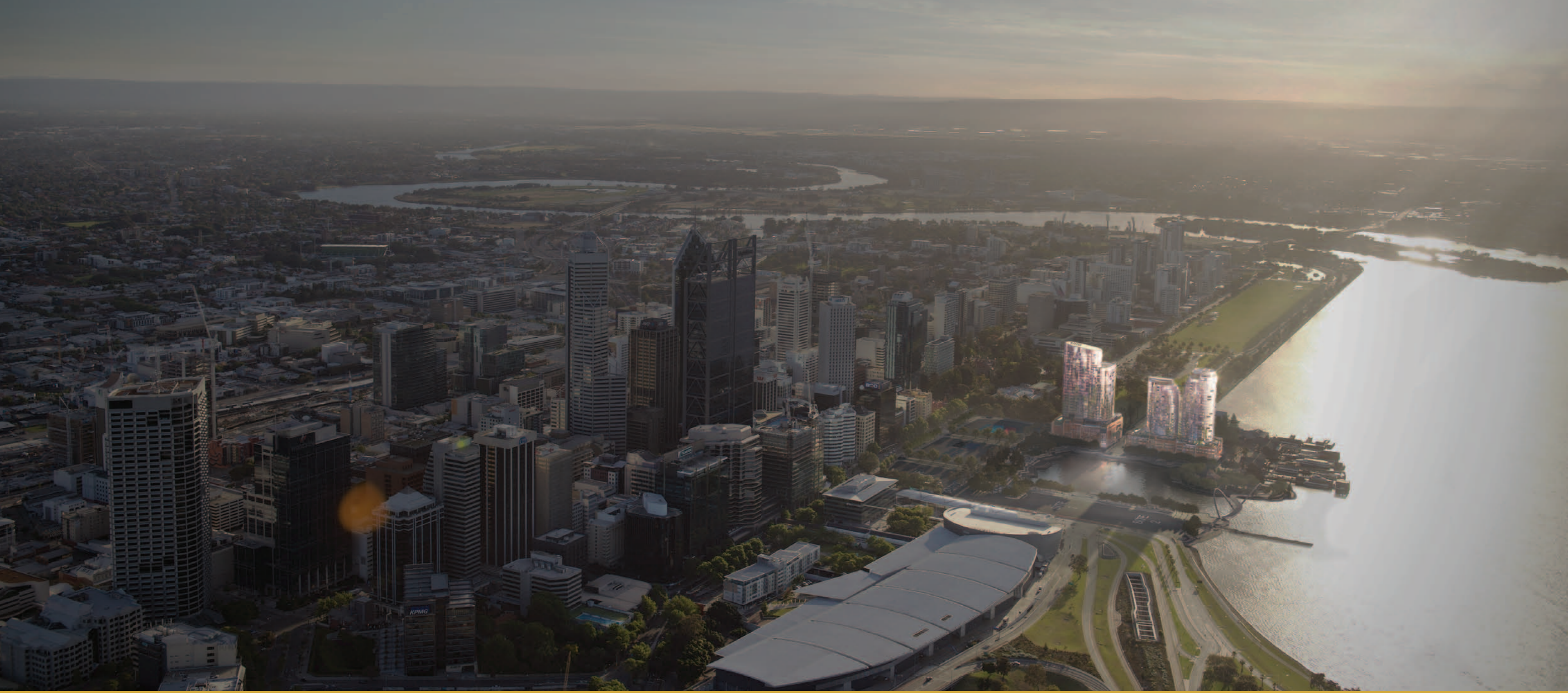


THE

TOWERS



AT ELIZABETH QUAY



W E L C O M E

Elizabeth Quay is a monumental Perth urban redevelopment project anchored by The Towers and Ritz Carlton Hotel. Due for completion in 2019, the hotel and apartments will enjoy unparalleled, panoramic views of the Swan River, as well as high-profile exposure as a landmark in the city's skyline.

The Towers feature 104 luxury apartments above the Ritz Carlton Hotel, 275 luxury apartments in a separate tower with five restaurants and specialty tenancies on the ground floor. The Ritz Carlton comprises 205 guestrooms and suites, a lobby bar, roof top bar, dining venue, contemporary meeting and banqueting facilities, the Ritz-Carlton signature spa, fitness centre and recreational facilities. The two buildings are connected by a three level basement.

The development is being delivered by Far East Consortium (FEC) Group. FEC is a Hong Kong Stock Exchange-listed developer. FEC is recognised as leading land and property developer with more than forty years of experience operating in Australia, Greater China, Malaysia, Singapore, New Zealand and the United Kingdom.

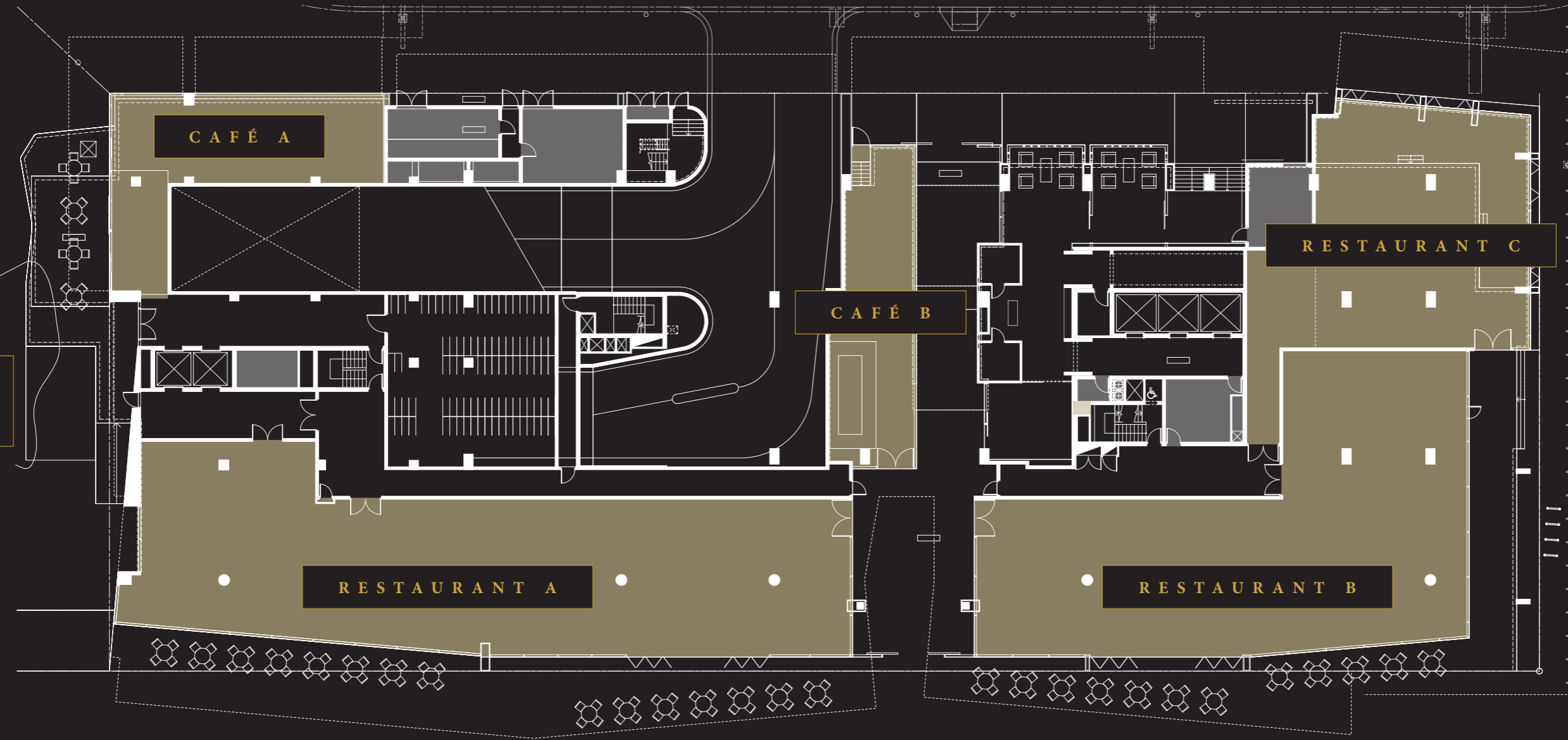


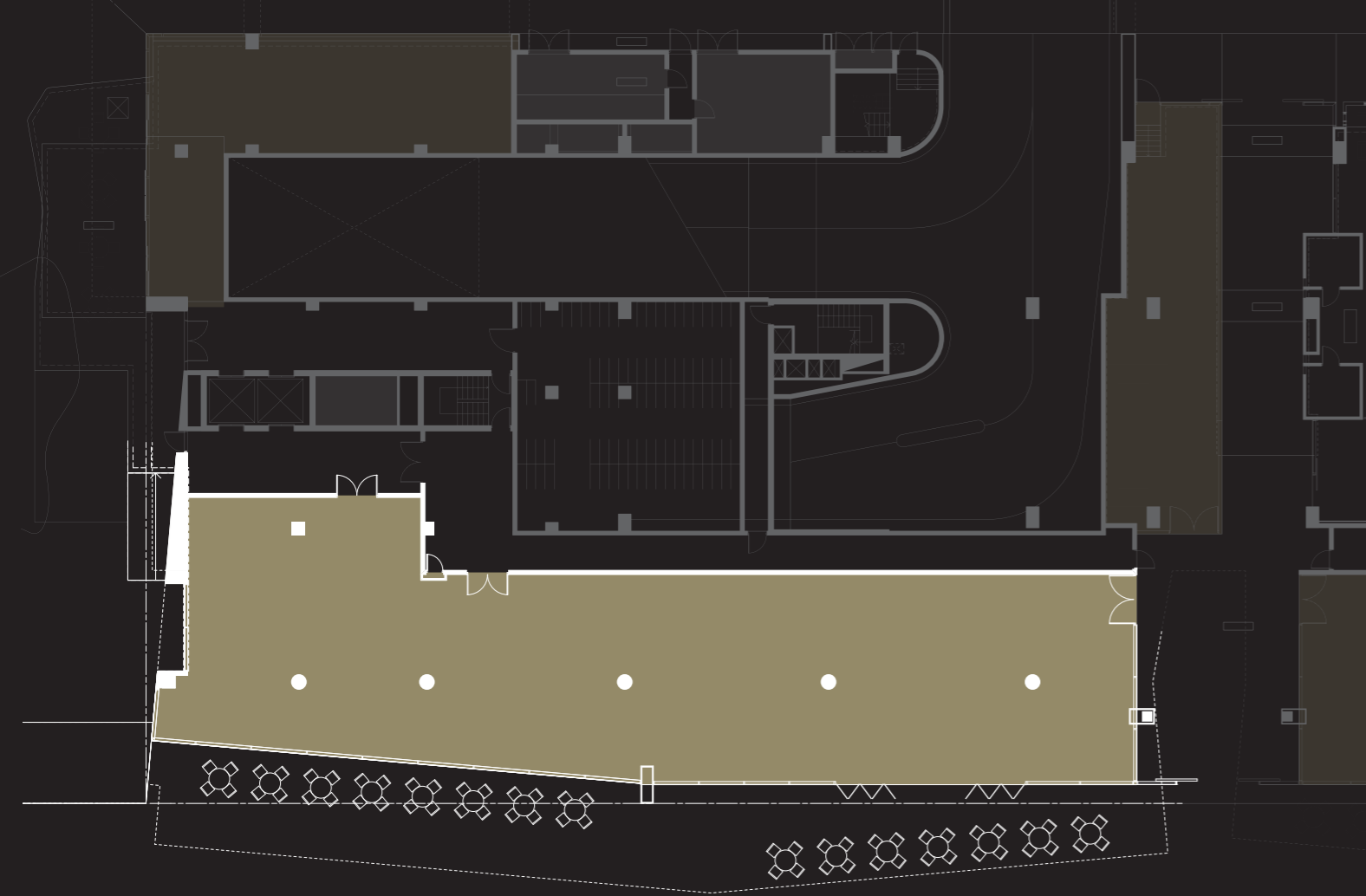
EAST
Barrack Square

NORTH
Ophir Walk
Ritz Carlton

SOUTH
Valdura Place
Swan River

WEST
Eastern Promenade
Elizabeth Quay Inlet

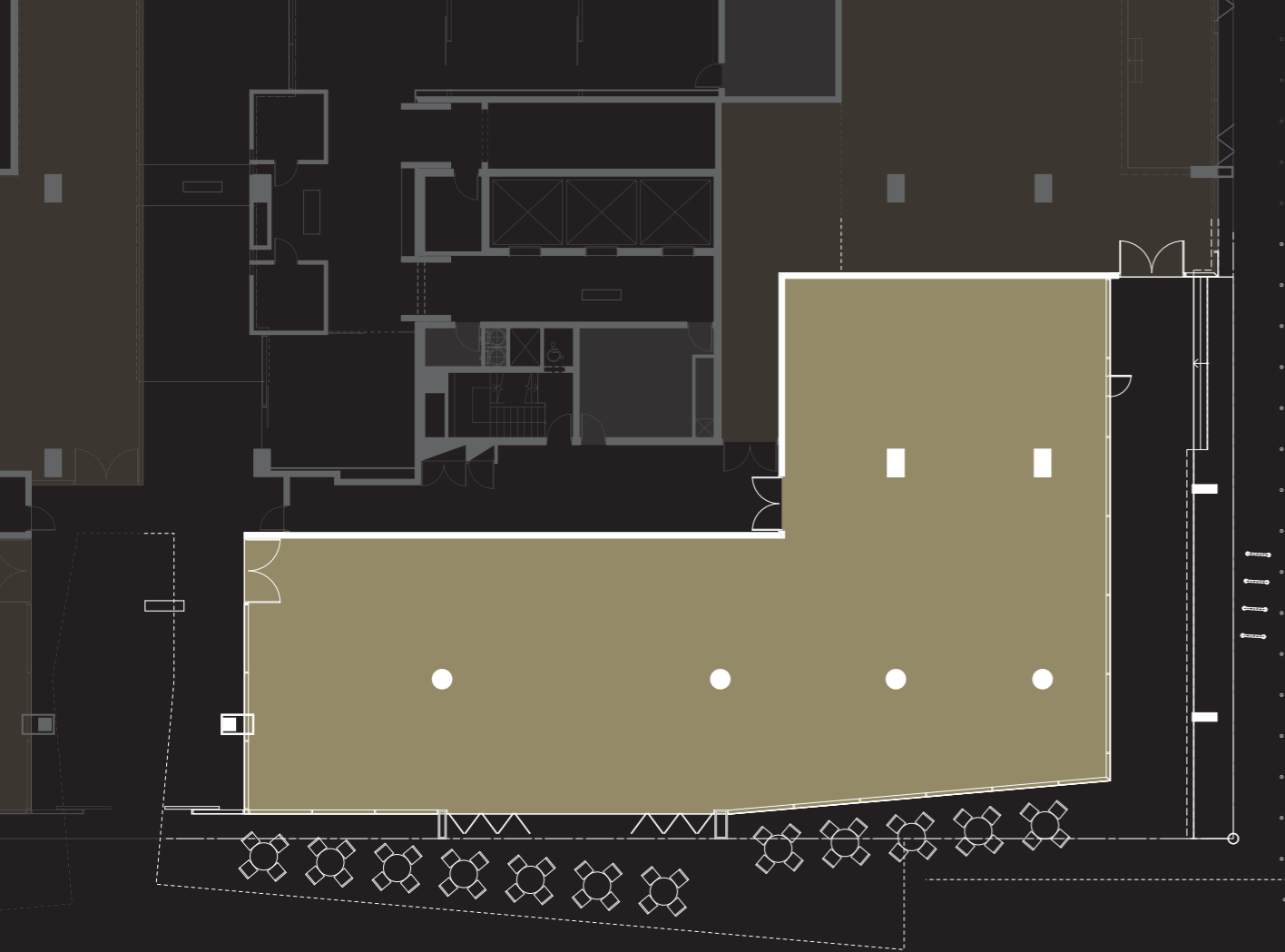




RESTAURANT A

Restaurant A, with approximately 45 metres frontage to the Eastern Promenade of Elizabeth Quay inlet, is superbly placed for waterside hospitality and daytime, sunset and nighttime recreation. Adjacent to the Ritz Carlton Perth's signature restaurant on the other side of Ophir Walk, Restaurant A will become a key pillar of Perth's premier food and beverage precinct. Restaurant A has provision for alfresco dining and direct access to servicing, egress and end of trip facilities.

Tenancy Internal Size	479m ²
General Ceiling Height	5.750m
Lessor Works	Concrete slab, shopfront windows and doors, concrete columns, unpainted internal walls and unpainted soffit.
Lessee Works	All fitout works and core holes through concrete slab to be coordinated and approvals sought by Project Structural Engineer.
Services	Cold shell finish provided with incoming services capped off at tenancy boundary.
Completion	June 2019.



RESTAURANT B

With water views to the West and South and City views to the North, Restaurant B is ideally placed for relaxed waterfront dining. Restaurant B has direct frontage to the Eastern Promenade and Valdura Place, and is adjacent the Island, the bridge, Elizabeth Quay children's playground and Barrack Street Jetty. Situated in the heart of Perth's major tourist attraction, Restaurant B will have a high level of pedestrian activity.

Tenancy Internal Size 428m²

General Ceiling Height 5.750m

Lessor Works Concrete slab, shopfront windows and doors, concrete columns, unpainted internal walls and unpainted soffit.

Lessee Works All fitout works and core holes through concrete slab to be coordinated and approvals sought by Project Structural Engineer.

Services Cold shell finish provided with incoming services capped off at tenancy boundary.

Completion June 2019.





RESTAURANT C

Restaurant C faces Barrack Street Jetty, the Perth Bell Tower and Barrack Square. The restaurant will be activated by the surrounding uses at Barrack Square and the mix of tourist and hospitality uses within the Barrack Square precinct.

Tenancy Internal Size 247m²

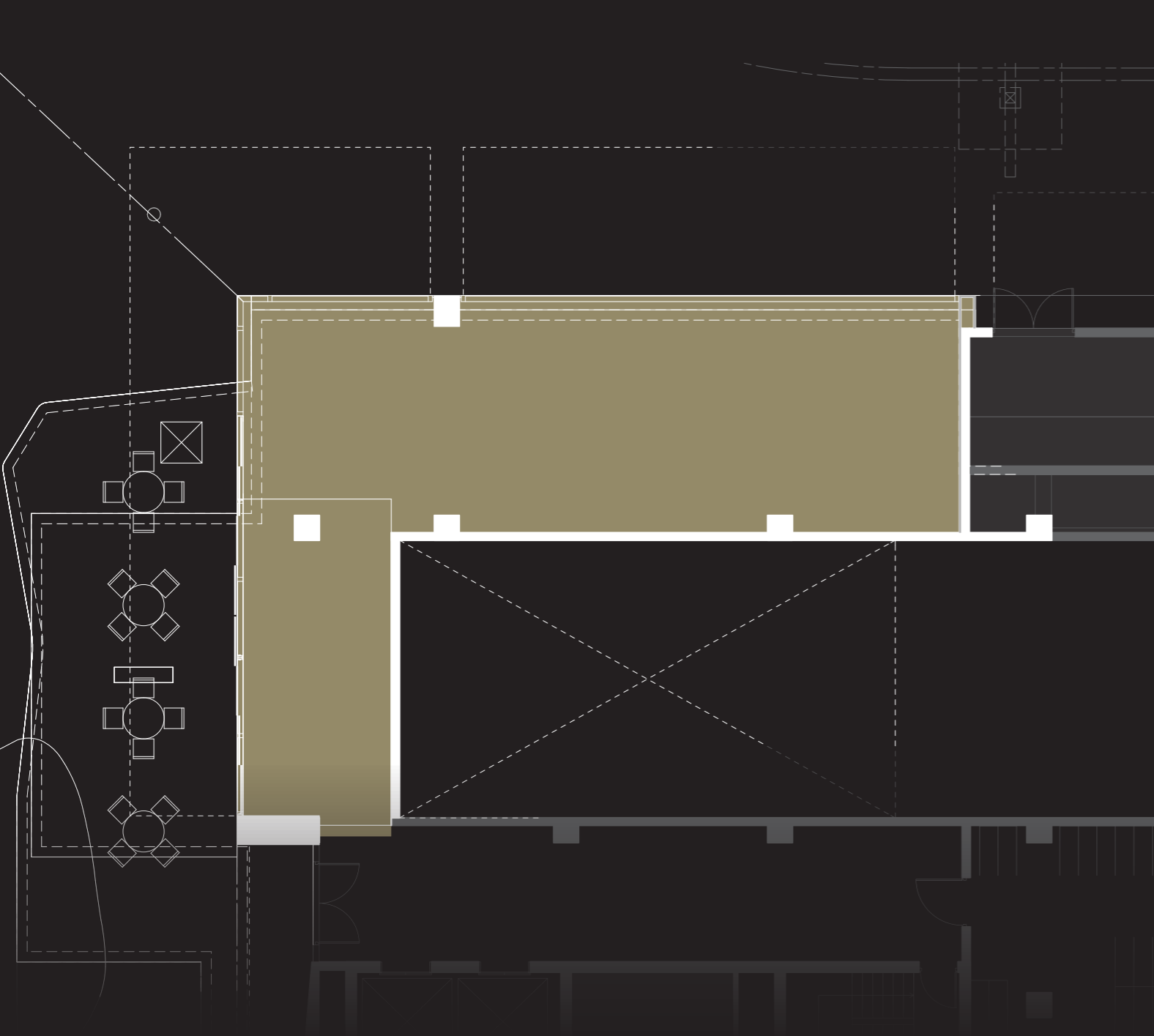
General Ceiling Height 5.750m

Lessor Works Concrete slab, shopfront windows and doors, concrete columns, unpainted internal walls and unpainted soffit.

Lessee Works All fitout works and core holes through concrete slab to be coordinated and approvals sought by Project Structural Engineer.

Services Cold shell finish provided with incoming services capped off at tenancy boundary.

Completion June 2019.



CAFÉ A

Located on the north east corner of Lot 10, Café A has frontage to Barrack Square and Ophir Walk. The Café has a dedicated elevated alfresco dining terrace within Ophir Walk. There is great exposure to Barrack Square and the Bell Tower. Alfresco seating facing the Bell Tower is also possible.

Tenancy Internal Size 122m²

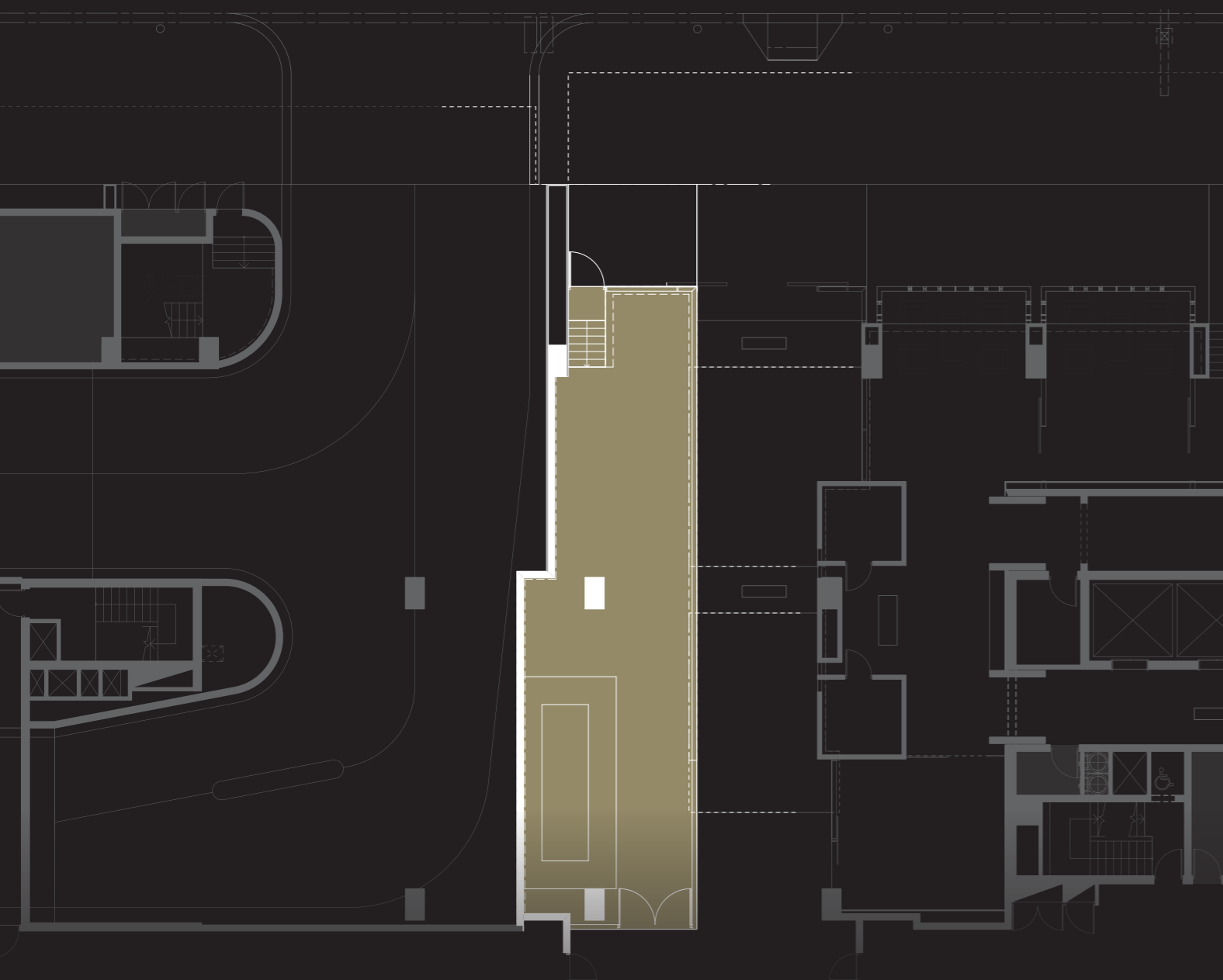
General Ceiling Height 5.750m

Lessor Works Concrete slab, shopfront windows and doors, concrete columns, unpainted internal walls and unpainted soffit.

Lessee Works All fitout works and core holes through concrete slab to be coordinated and approvals sought by Project Structural Engineer.

Services Cold shell finish provided with incoming services capped off at tenancy boundary.

Completion June 2019.



C A F É B

Café B has a linear layout and is located within the protected internal pedestrian lane. The operator of this café has the opportunity for exclusive use of internal common property and the opportunity for inlet views. There is great exposure to Barrack Square and the Bell Tower. Alfresco seating facing the Bell Tower is also possible.

Tenancy Internal Size 100m²

General Ceiling Height 6.130m

Lessor Works Concrete slab, shopfront windows and doors, concrete columns, unpainted internal walls and unpainted soffit.

Lessee Works All fitout works and core holes through concrete slab to be coordinated and approvals sought by Project Structural Engineer.

Services Cold shell finish provided with incoming services capped off at tenancy boundary.

Completion June 2019.





Elizabeth Quay

Elizabeth Quay promises locals and tourists a world-class destination with a spectacular calendar of high profile international events.

Barrack Street Jetty

An existing pedestrian plaza that has been transformed to provide a destination for events and activities

The Island

A garden oasis for recreation and relaxation with playground and restaurant facilities

The Bridge

A unique sculptural element providing continuous pedestrian and cyclist access around the inlet

The Promenades

A two-level open space area with alfresco and informal seating in a relaxed atmosphere

William Street Landing:

An observation point with waterfront views and potential location for a cable car connecting to King's Park

The Inlet:

A 2.7ha inlet with a ferry terminal and public jetties for recreational vessels

BHP Billiton Water Park:

A tranquil and sheltered environment to accommodate small scale events with a world-class interactive water feature

The Landing:

A large open space with informal seating and views looking out over the river

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Elizabeth Quay, located on the CBD's southern border, strategically consolidates the southern end of Perth's critical north-south corridor - home to Perth CBD's main commercial buildings, retail district and other MICE and leisure demand generators. It is currently being developed into a distinctive mixed-use precinct including a combination of commercial, residential, hotel and retail space alongside a series of integrated public spaces.

Elizabeth Quay is set to benefit from billions of dollars of investment which will ultimately transform 10 hectares of land:

Boating and ferry inlet – 2.7 hectares

High quality public space – 1.5 hectares

Direct access to metropolitan rail, bus and ferry services

Office and commercial development – 150,000 to 200,000 sqm

Retail and hospitality facilities – 25,000 to 35,000 sqm

Premium hotel rooms – 400

Residential apartments – 800 to 1000

The information in this brochure is for marketing and general information purposes only. All dimensions and areas quoted or appearing on plans are subject to survey. We do not warrant the information nor have we sought to have the information independently verified. We therefore recommend that potential Lessees make their own investigations and enquiries. The information in this brochure does not form part of any contract. It is not to be relied upon or used for any other purpose. The contents of this brochure are confidential and not to be divulged to any third party without the express written consent of the Leasing Agent or the Lessor.