

RAINE SQUARE REDEVELOPMENT



Charter Hall



raine^{SQ}



WHERE RETAIL, DINING
AND ENTERTAINMENT
MEET IN THE CITY.
DISCOVER RAINE SQUARE.

THE FUTURE OF RAINE SQUARE

- Premium office tower with 4,000 workers.
- Tenant profile includes: Commonwealth Bank of Australia, KBR Australia, Atlas Iron Limited, Squire Patton Boggs and Alinta Energy.
- Entertainment centre – 13 cinema screens, and extensive all day dining options from quality food and beverage operators.
- Retail centre – flagship fashion incorporating heritage and new build retail tenancies.
- Coles supermarket and convenience retail.
- Wilson customer parking with 205 bays.



UNRIVALED LOCATION

William Street is the new central axis for pedestrian traffic in the Perth CBD, from Yagan Square through to Elizabeth Quay.





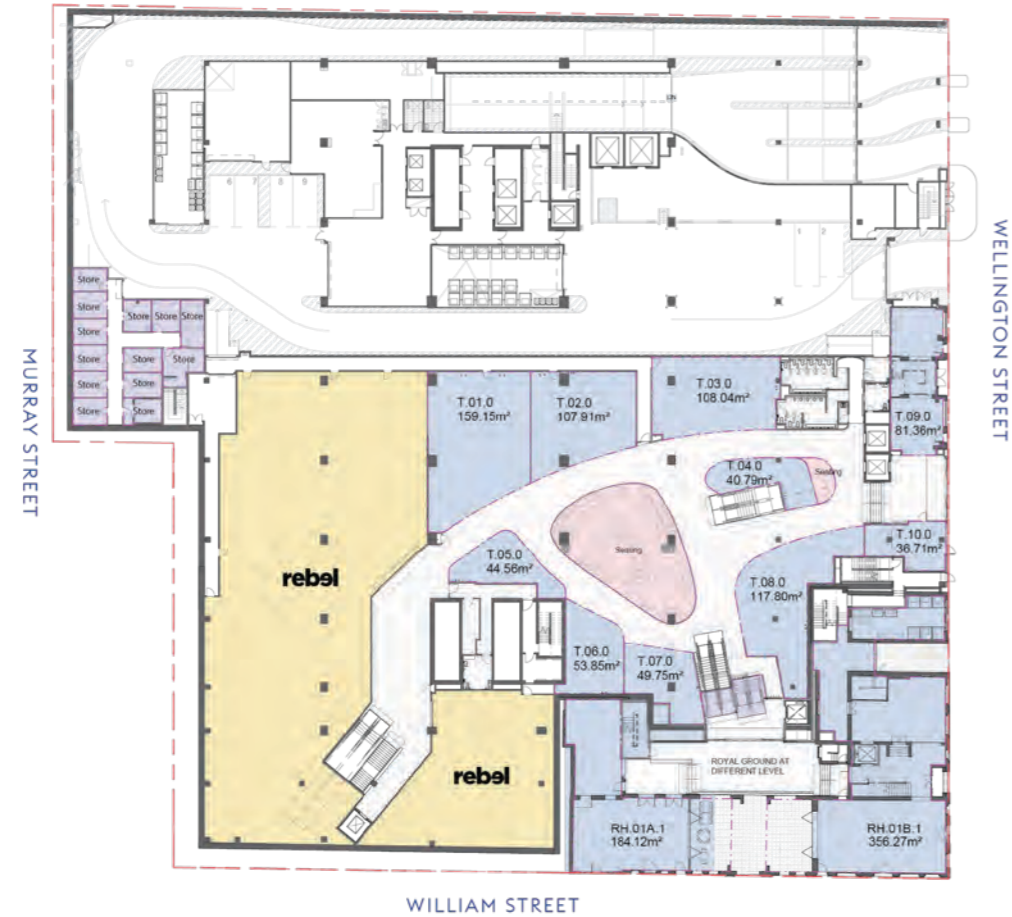
Artist's impression of Murray Street.



Artist's impression of internal dining precinct.

2018 PRECINCT FLOOR PLANS

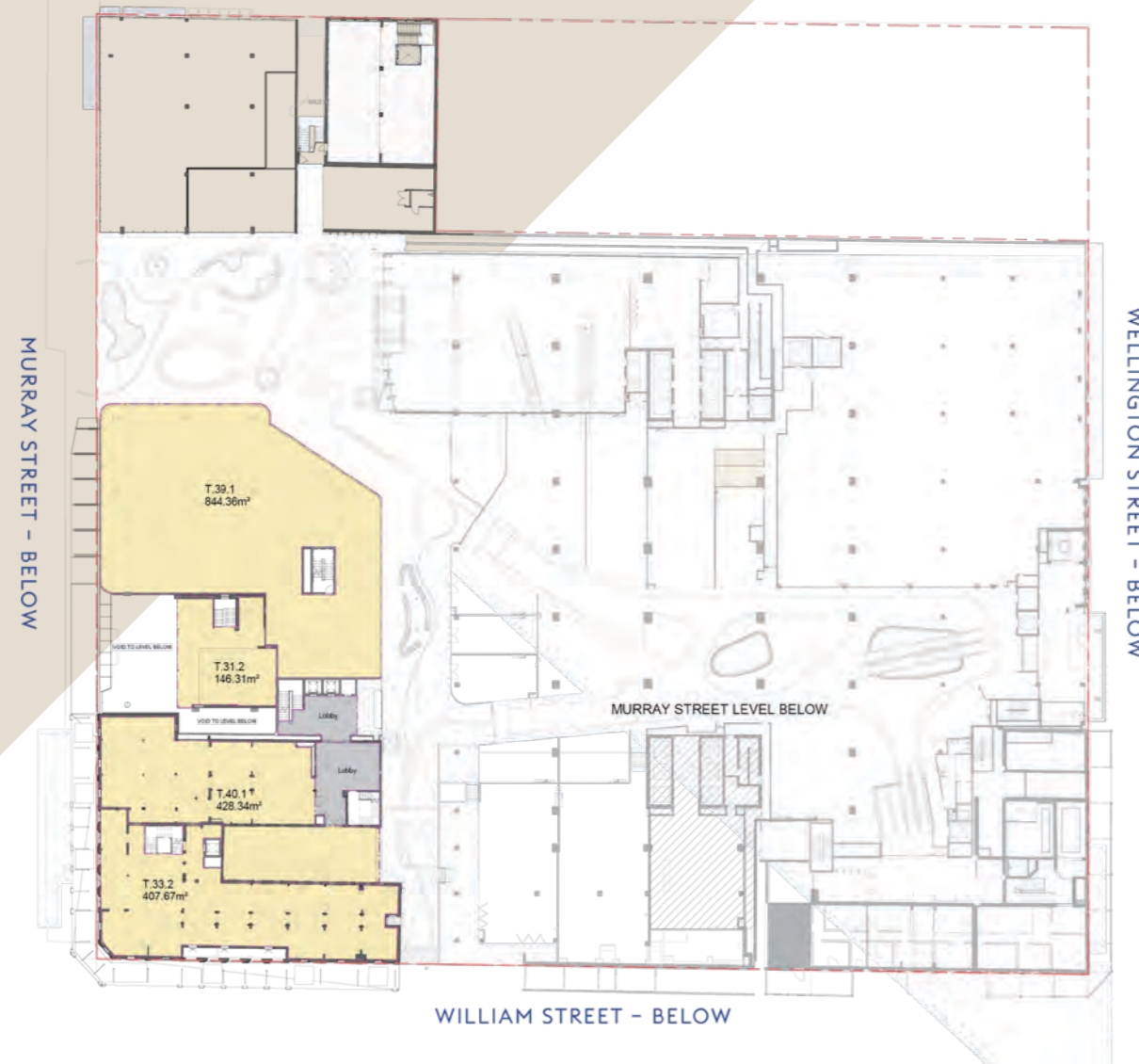
WELLINGTON STREET LEVEL



MURRAY STREET GROUND LEVEL



MURRAY STREET
LEVEL 1



CINEMA/ MURRAY STREET
LEVEL 2



PROJECT DELIVERY AND DEVELOPMENT STATISTICS

Dates:

Stage 1 – Fully opened in mid-September to include Convenience, Cinema and Dining.

Stage 2 – Completion of all landlord works in December 2018.

Handover to Tenant – Target opening June 2019 and handover for fitout will be available from the end of 2018.

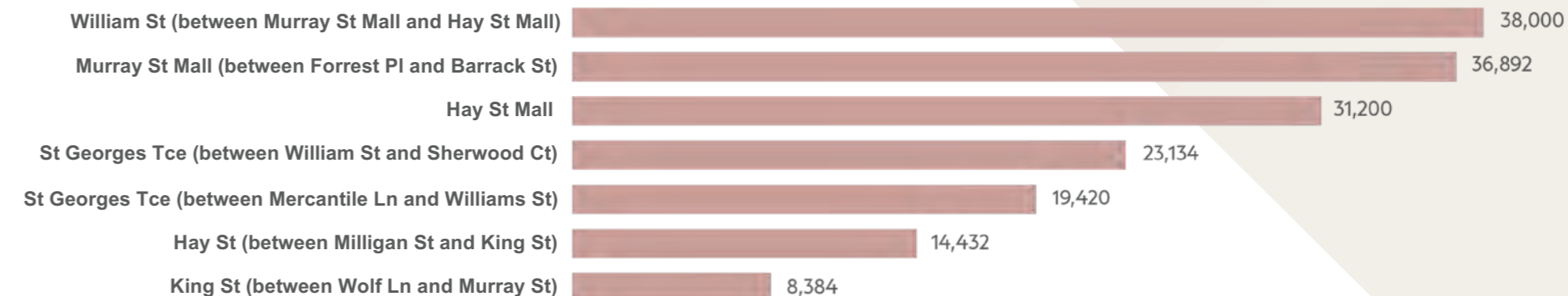
THE RAINE SQUARE PRECINCT WILL HAVE A TOTAL VALUE OF **\$750M ON COMPLETION.**

A PRESTIGIOUS PRECINCT, WITH A WELCOMING AMBIANCE AND STRONG PRESENCE IN THE CENTRE OF THE CBD.



THE HEAVIEST FOOT TRAFFIC IN PERTH CBD IS ADJACENT TO RAINE SQUARE.

CBD daily pedestrian footfall statistics are as follows:



Source: City of Perth Pedestrian Survey, November 2017, prior to the opening of Yagan Square.

KEY PEDESTRIAN STATISTICS



38,159 people

Perth Underground Train Station
Average weekday boardings



8,582 people

Perth Busport
Average weekday passengers
(excluding free transit zone boardings)

Source: City of Perth Pedestrian Survey, October 2017



SIGNIFICANT INVESTMENT IN THE HEART OF THE PERTH CBD

- Historically the Perth economy has been linked to the mining industry.
- The future is a transformation with new office space, apartments, hotels and retail.
- Perth's tourism sector has been bolstered with world-class entertainment infrastructure including Perth Arena, Elizabeth Quay, and Optus Stadium.



HOTEL PIPELINE AND DEVELOPMENT STATISTICS

The new Crown Towers is currently the only 6-star resort in Western Australia.

New to Perth:

The Melbourne Hotel
4.5 star, 73 rooms, opened in March 2018

The Westin
5 star, 368 rooms, opened in April 2018

QT Hotel Perth
5 star, 184 room, opening in August 2018

Double Tree by Hilton in Northbridge
4 star, 205 rooms, opening in October 2018

Ritz-Carlton
5 star, 204 room, 379 apartments, opening in June 2019

Double Tree by Hilton in Barrack Square
4 star, 229 rooms, opening in 2019

NV 4 star, 401 apartments, opening in 2019
NV Hotel 4 star, 488 rooms, opening in 2019

Dorsett Hotel
4 star, 270 rooms, opening in 2019



PERTH'S RETAIL RENAISSANCE

The Elizabeth Quay and Yagan Square developments have created a seamless link from Northbridge to the Swan River, providing the Perth CBD with revitalised dining, retail and festival precincts.

Upcoming Perth CBD redevelopments:

Charter Hall – Raine Square

ISPT – Forrest Chase

Dexus – Carillon City

ISPT – Enex100



DEVELOPER CHARTER HALL

Charter Hall Group has grown, since its launch in 1991, to become one of Australia's leading property groups, with a total managed property portfolio of \$22.5 billion.

We own and manage 332 commercial properties around Australia, including office buildings, supermarket anchored retail centres, and a rapidly growing stable of industrial assets, on behalf of our institutional, wholesale and retail investors.

Our integrated business model, coupled with our highly skilled and motivated team across investment management, asset management, property management, and project delivery produces sustainable returns for our investors, and positive experiences for our tenants and the community.

The Group provides in-house property services across all sectors of real estate investment and development activities provided by over 500 staff nationally.



A VISION FOR PERTH

Mining investment and profitability now in a growth phase.

Diversifying the economy with a strong future focus on tourism.

Investment in education and growth in international students.

Direct flights to London and growth in direct flights to Europe and China.

Perth is Australia's gateway to Asia, with more than 60% of the world's population in the same time zone.



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