



ING Real Estate

ING Real Estate is a real estate company active in real estate investment management, development and finance. With global assets under management of \$170 billion and offices in 21 countries in Europe, America, Asia and Australia, ING Real Estate ranks among the world's largest real estate companies.

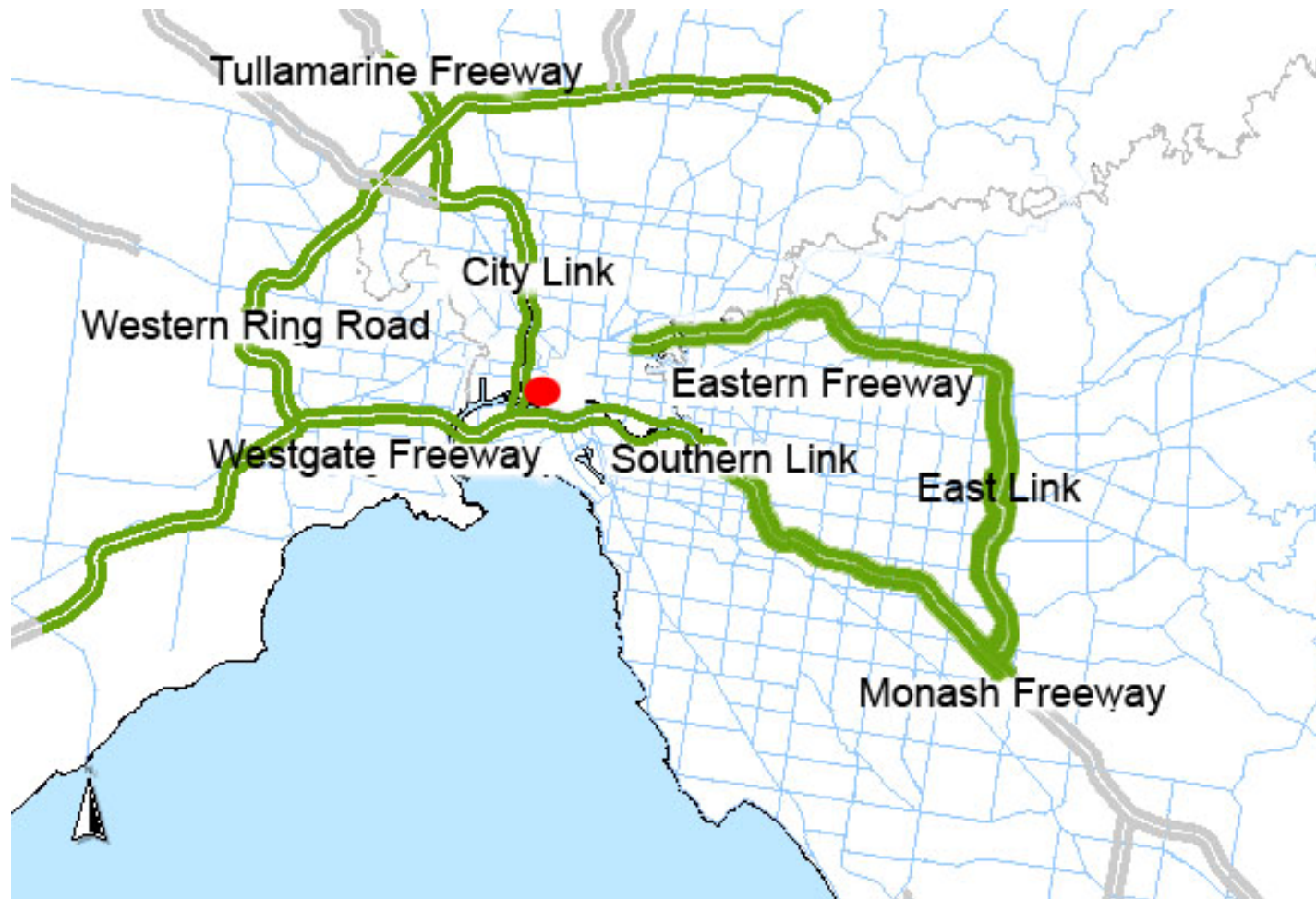
ING Real Estate is part of ING Group, a global financial institution of Dutch origin offering banking, insurance and asset management to over 60 million private, corporate and institutional clients in more than 50 countries.



Gateway to Melbourne



More Convenient Than The CBD



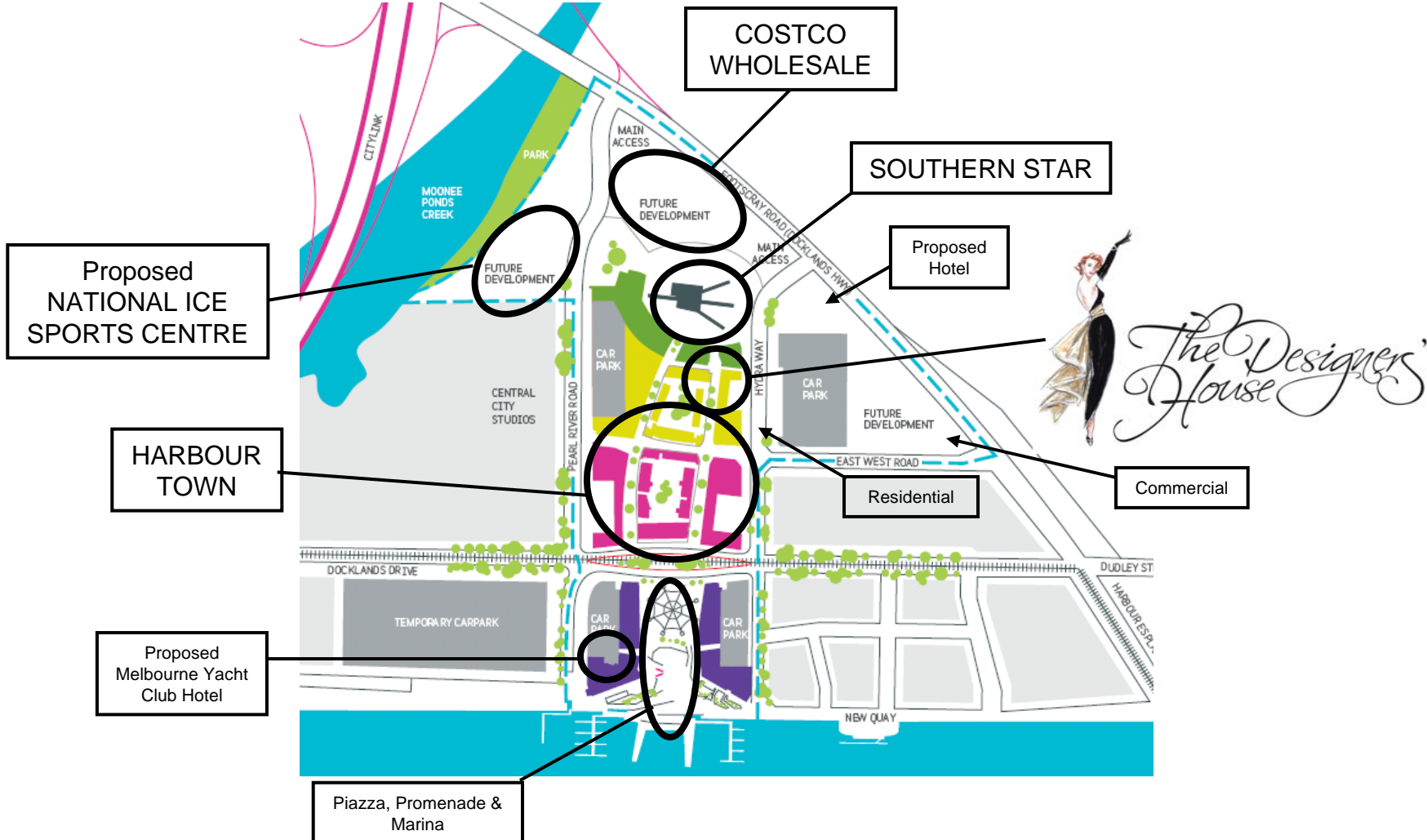
Access

- Less than 40 minutes drive for over 78% of Melburnians*
- Easy access to all major metropolitan highways
- 2,850 car parks (80% undercover)
- City trams
- 10 minute walk to Southern Cross Train Station
- Public and commercial marina



* Source: Dimasi Report

Major Anchors Proposed Under the Southern Star



Southern Star

Over 9 million people are expected to visit Waterfront City in 2009.*

The Southern Star alone is estimated to receive 1.5 million visitors in the first year.*

SOUTHERN STAR

- 120 metres high
- 21 cabins
- 20 people/cabin
- 30 min ride
- 365 days a year
- ticket price for an adult approximately \$30 (TBC)
- Target opening November 2008
- estimated 1.5 million riders expected in the first year*



SOUTHERN STAR
MELBOURNE • AUSTRALIA

* Sources: Tourism Research Australia; Dimasi Report; WFC Development Research; Urban Economics Independent Marketing Research Report.



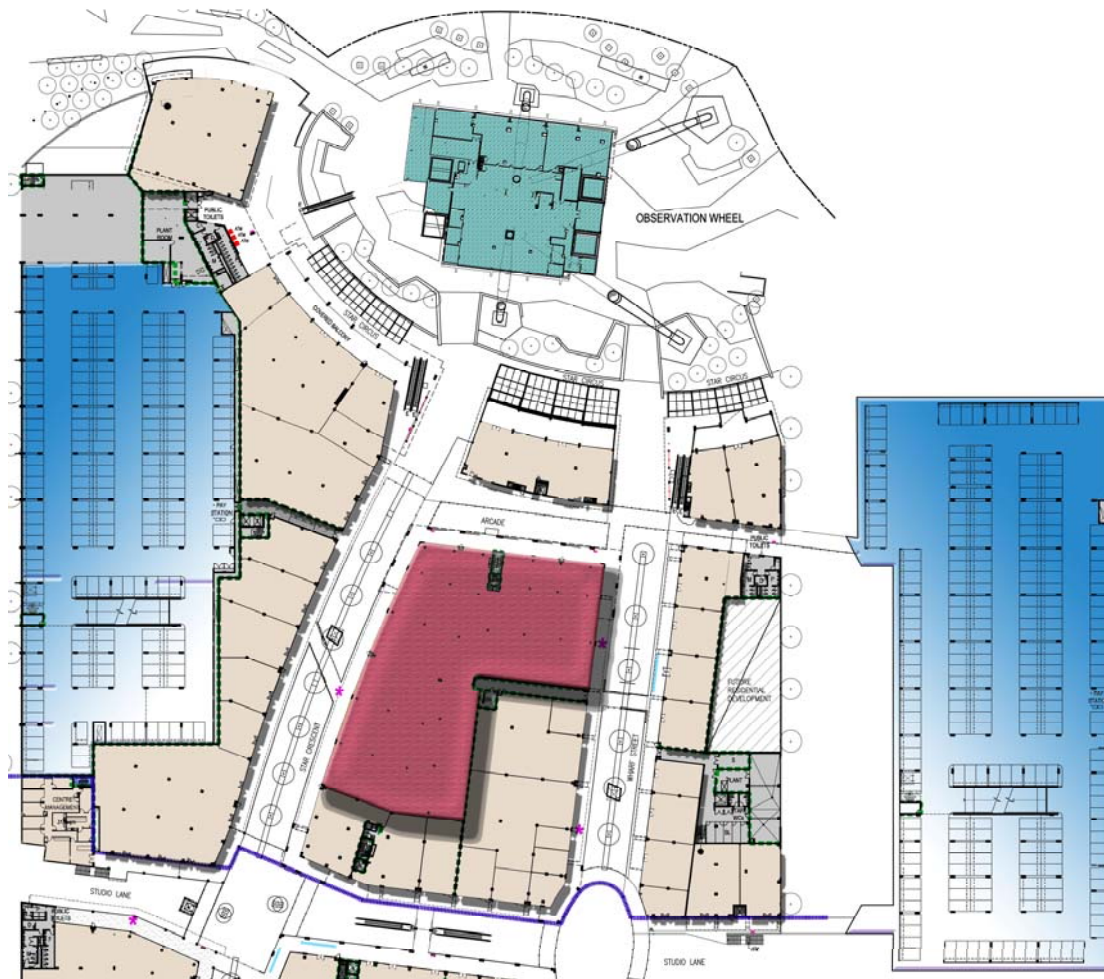
The Designers'
House

The Concept

This exciting initiative brings together Australian and International Icon Designers under the one roof.



The Designers' House



The Designers' House

OUR CONCEPT COMPRISES

- open floor format with designers positioned alongside each other – not a series of divided boutiques – within a store environment
- management and marketing personnel responsible for the day to day running of the designers' concept store
- retail sales staff provided by each Designer Brand
- Complementary retail offer and services proposed:
 - accessories
 - beauty counter, hairdresser and day spa
 - café and chocolate bar



The Designers' House

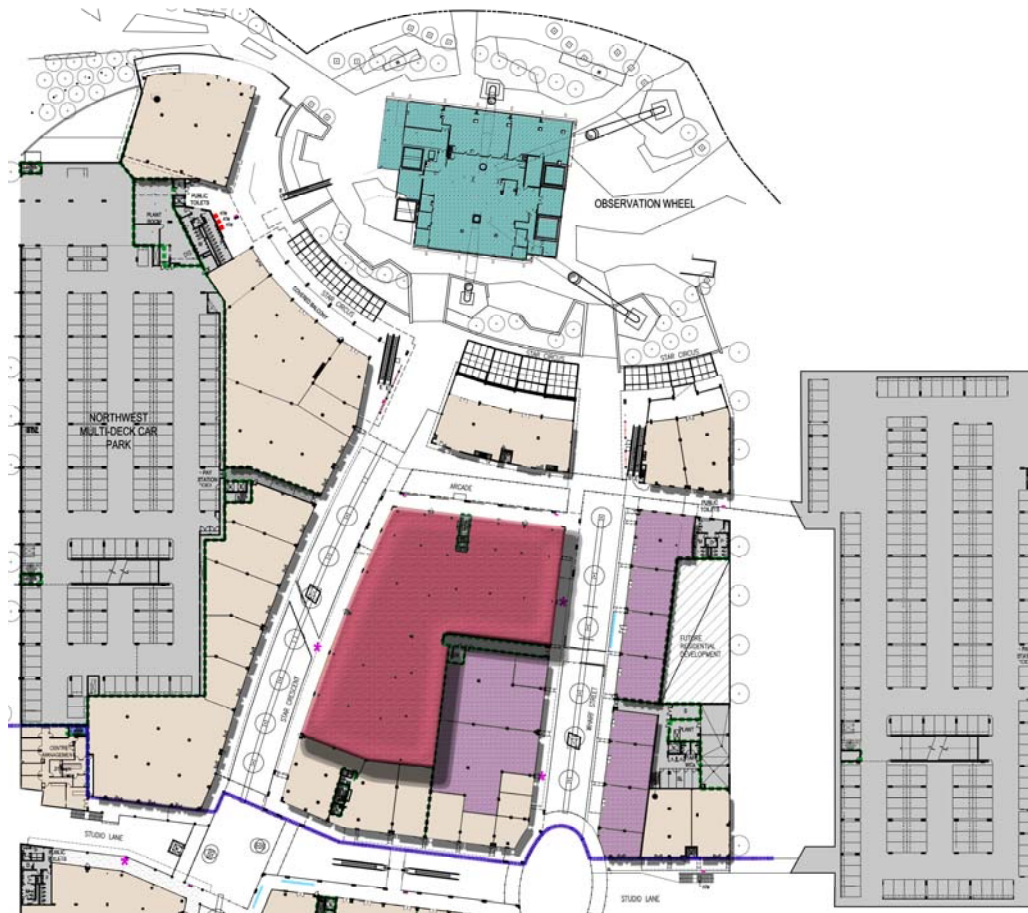


The Designers' House



Specialty Stores

- Specialty stores adjacent
- Larger individual areas than available in The Designers' House
- Suitable for designers or fashion brands



Our Marketing Plan

- dedicated marketing program for The Designers' House
- cross promotion with Waterfront City and the Southern Star
- proposed partnerships:
 - Victoria Racing Club
 - Cirque Du Soleil
 - American Express



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The Designers'
House