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Development Manager, Leighton Properties
Valley Chamber of Commerce Presentation: 5 August 2009

LEIGHTON PROPERTIES

OVERVIEW

- ❑ Leighton Properties have become prominent force in the property market with a reputation for delivering landmark and innovative developments
- ❑ The Company has delivered more commercial office space in the last five years than any other developer in Queensland
- ❑ Strong focus placed on the activation of urban renewal area Fortitude Valley with its mixed use projects
- ❑ The Company has delivered more 5 and 6 Star Green Star buildings than any other developer in Queensland
- ❑ Current development pipeline includes numerous large and complex mixed use projects incorporating retail, commercial and a range of residential dwellings
- ❑ Committed to environmental sustainability with the Company's entire portfolio earmarked as Green Buildings

LEIGHTON PROPERTIES in the Valley



GREEN SQUARE

INTRODUCTION

- ❑ 505 - 515 St Paul's Terrace, Fortitude Valley
- ❑ A mixed use urban renewal precinct
- ❑ Two commercial buildings – 100% preleased prior to PC:
 - ❑ South Tower – 17,700m²: Brisbane City Council
 - ❑ North Tower – 23,200m²: Cardno
 - Crime & Misconduct Commission
 - Collection House
 - Airport Link Joint Venture
- ❑ Incorporates food and service retail, as well as a gymnasium and future childcare centre
- ❑ Plays a central role in Brisbane City Council's ongoing Urban Renewal Plan
- ❑ Aim was to achieve environmental benchmark performances, acting as a catalyst for future green building practices

GREEN SQUARE



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GREEN SQUARE

GREEN ACHIEVEMENTS

- ❑ South Tower: first project in Queensland to achieve both a 5 Star Green Star – Office Design and Green Star – Office As Built Certified Rating
- ❑ North Tower: first project in Queensland and second in Australia to achieve a 6 Star Green Star – Office As Built v2 rating

5 star rating



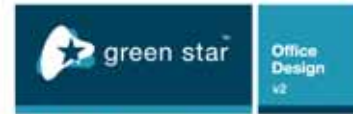
This rating represents Australian Excellence

5 star rating



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6 star rating



This rating represents World Leadership

6 star rating



©green building council australia

SOUTH TOWER

NORTH TOWER

GREEN SQUARE

AWARDS

- ❑ UDIA 2009 Queensland Award for Excellence in Environmentally Sustainable Development - Built Form
- ❑ PCA 2009 Innovation and Excellence Award for Office Developments – High Commendation
- ❑ EPA Queensland 2008 Sustainability in the Built Environment Award
- ❑ Engineers Australia (QLD) 2008 Excellence Award – Environment
- ❑ Engineers Australia (QLD) 2008 Excellence Award – Sustainability
- ❑ Australian Institute of Building (AIB) 2008 Awards - Ecologically Sustainable Development (Queensland and National)

LEIGHTON PROPERTIES in the Valley



HQ Design Options



HQ



HQ – May 2008



HQ – February 2009



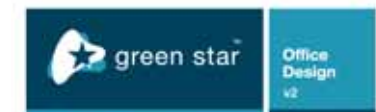
HQ – July 2009



OVERVIEW

- ❑ 512 Wickham Street, Fortitude Valley
- ❑ A diverse and unique design solution
- ❑ Two Commercial towers:
 - ❑ HQ South – 12,500m²: 6 commercial + 3 retail floors
 - ❑ HQ North – 27,000m²: 10 commercial + 2 retail floors
- ❑ 6 Star Green Star – Office design v2 rating through the GBCA – represents World Leadership in Environmental Sustainability
- ❑ Retail spaces include: gourmet restaurants, wine bars, supermarket, a showroom and food and service retail
- ❑ Practical completion forecast for first quarter 2010

6 star rating

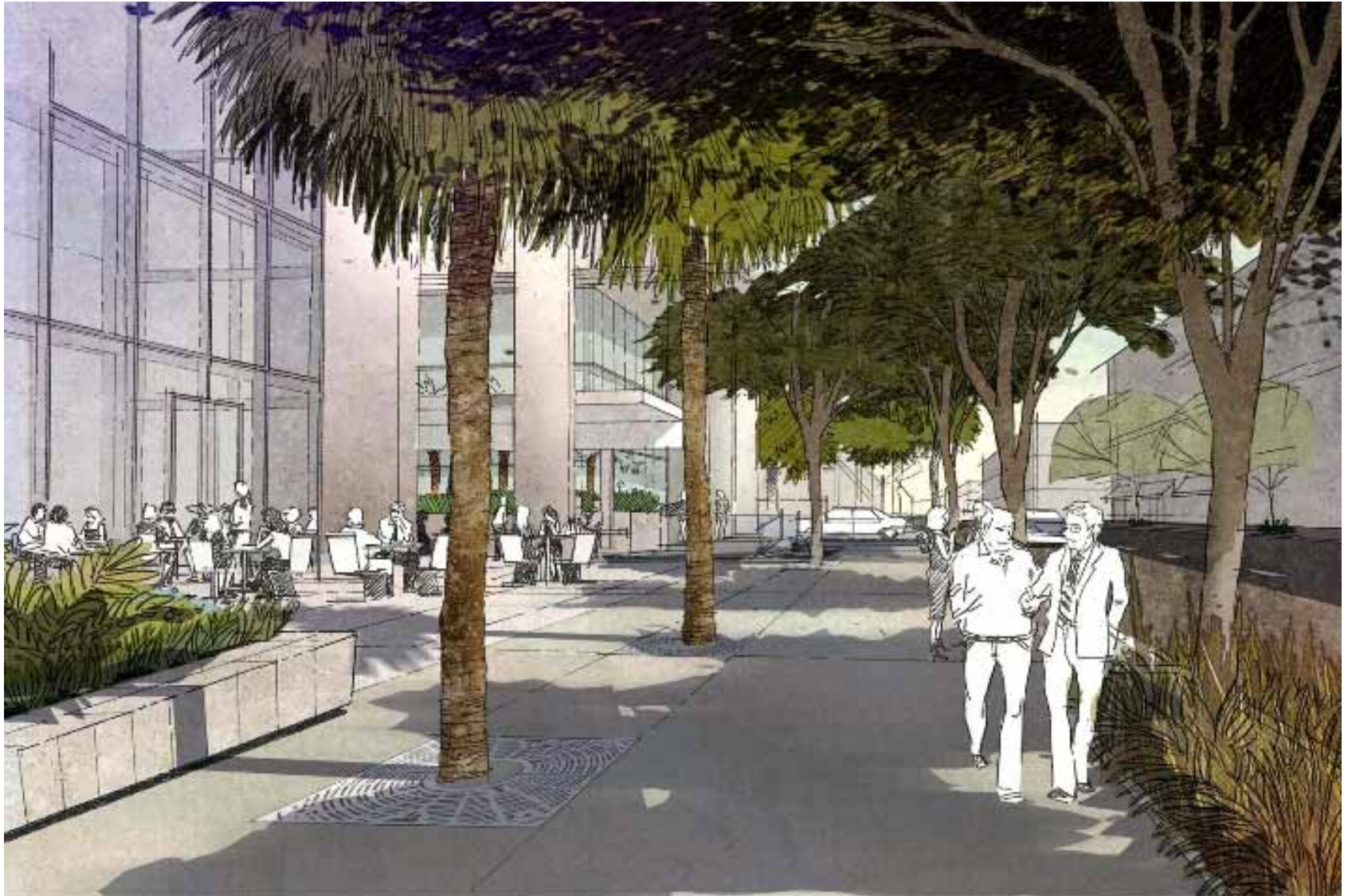


This rating represents World Leadership

HQ Central Plaza



HQ Subtropical Boulevard



HQ Leasing



SOUTH TOWER

Levels 1 - 6: Leighton Contractors

NORTH TOWER

Levels 3 - 4: Technology One

Levels 5 - 9: AECOM

LEIGHTON PROPERTIES in the Valley

