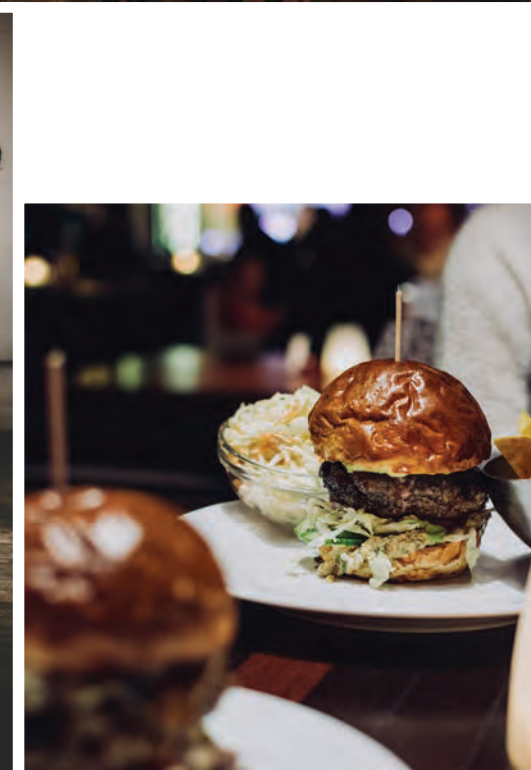




**FOOD & BEVERAGE / RETAIL
LEASING OPPORTUNITIES**







IN THE HEART OF THE ENTERTAINMENT PRECINCT

Campus Perth will be the first and only purpose-built student accommodation 'with a difference' located in the city centre (Northbridge) when it opens in early 2019. The location has easy access to the mass transit network, linking to many of the city's top academic institutions in a matter of minutes. The bustling area of Northbridge is well-placed to enjoy some of Perth's finest cultural attractions as well as dining, nightlife, sports facilities and parks. Within walking distance from the campus, students can reach landmarks such as the Art Gallery of Western Australia, the State Library of Western Australia, Northbridge Piazza, Russell Square and Perth Railway Station.












Campus Perth F&B tenants can enjoy the fact that up to 1,000 students will be "living above the shop", not to mention the Hostel component of the property accessed via a separate entrance facing Stirling Street.

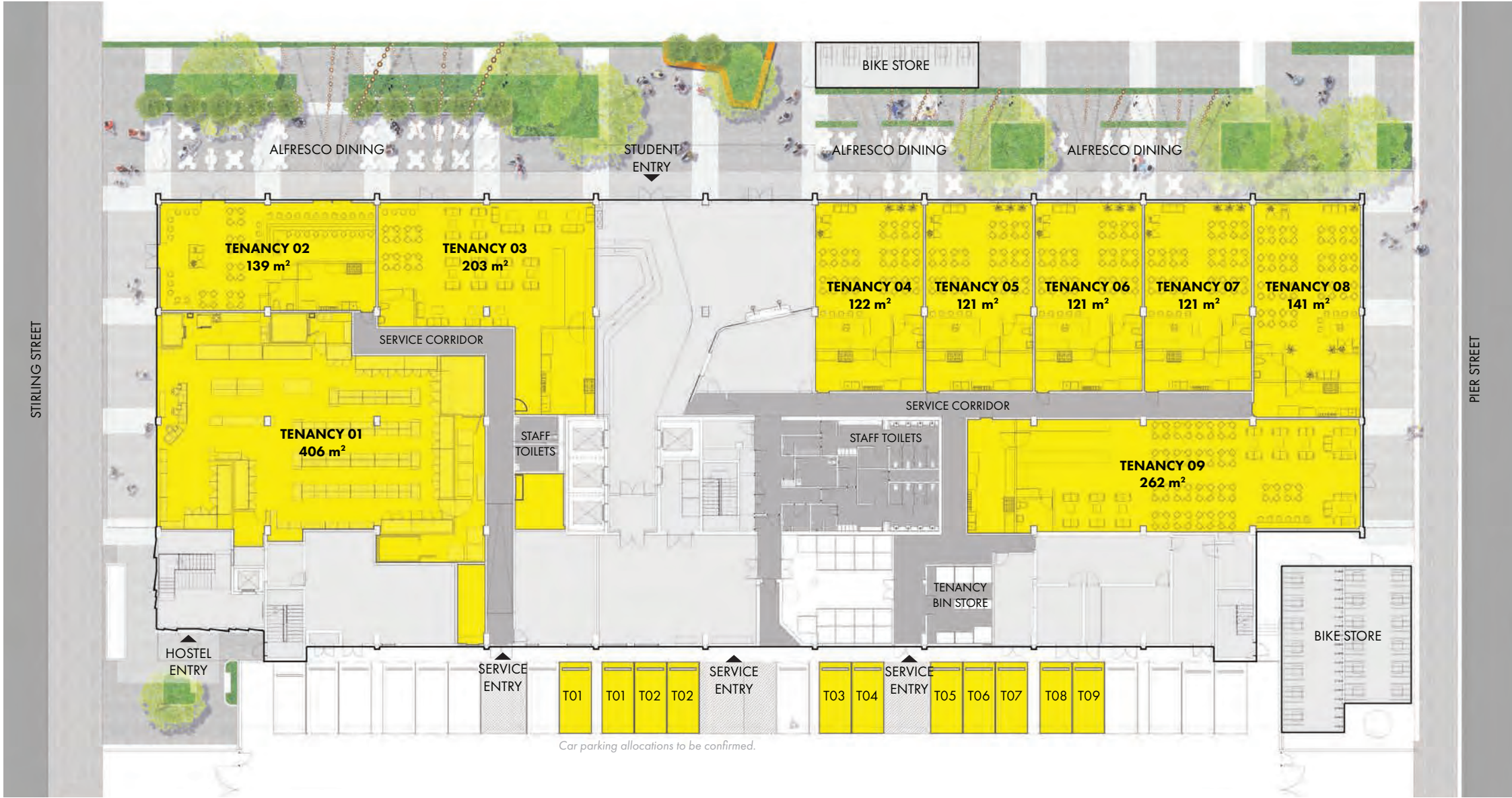
The landscape design covers 1,150sq.m and will be designed to provide the perfect mix of hard and soft material. The space will be illuminated at night time and provides for the perfect "hang out" for students, Hostel visitors and patrons for the F&B on offer. Alfresco dining will be provided for the Tenancies and we are currently proposing seating for up to 158 people.

In addition to the quantum of development being constructed on site, there are a number of emerging residential and student accommodation developments in the immediate vicinity. A number of sites are currently under construction, all due to be completed either during this year or into 2019. Workzone is across the road on Pier St as well as a number of primary work places (NBN, Vocus, P&N, TAFE, WA Police HQ etc) with a lack of current F&B offerings in the immediate area without walking into the William Street area of Northbridge.

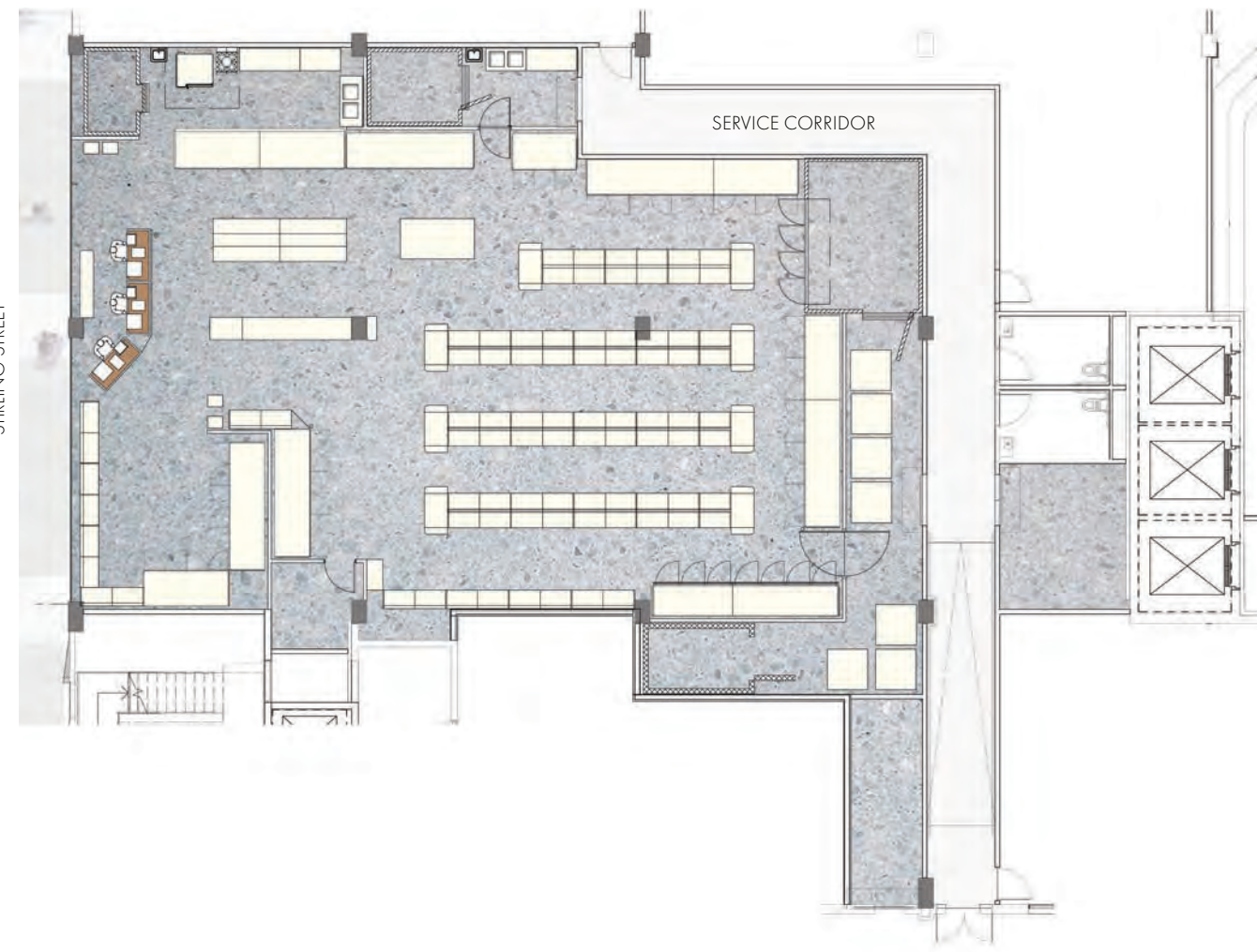
Campus Perth and the Student Accommodation under construction opposite will generate over 1,500 student residences once fully occupied and therefore the F&B facilities positioned below Campus Perth will be in high demand for both developments.

LEASING STATUS

Tenancy No.	Area	Use	Parking Spaces	Availability	All Mains Services Provided
Tenancy 01	406m ²	Convenience Store	 	In negotiations	✓
Tenancy 02	139m ²	F&B / Retail	 	Available	✓
Tenancy 03	203m ²	F&B / Retail		Available	✓
Tenancy 04	122m ²	F&B / Retail		Available	✓
Tenancy 05	121m ²	F&B / Retail		Available	✓
Tenancy 06	121m ²	F&B / Retail		Available	✓
Tenancy 07	121m ²	F&B / Retail		Available	✓
Tenancy 08	141m ²	F&B / Retail		Available	✓
Tenancy 09	262m ²	F&B / Retail		Available	✓



TENANCY 01 - 406M²



KEY FEATURES

- GENEROUS FLOOR TO CEILING HEIGHTS. CIRCA 4.8M (ABOVE SLAB LEVEL).
- CIRCA. 17M OF SHOP FRONTAGE
- FACING STIRLING STREET
- ALL MAINS SERVICE PROVIDED
- REAR SERVICING TO ALL TENANCIES
- COMMUNAL STAFF TOILETS AND
- END OF TRIP (EOT) FACILITIES PLUS BIKE STORAGE

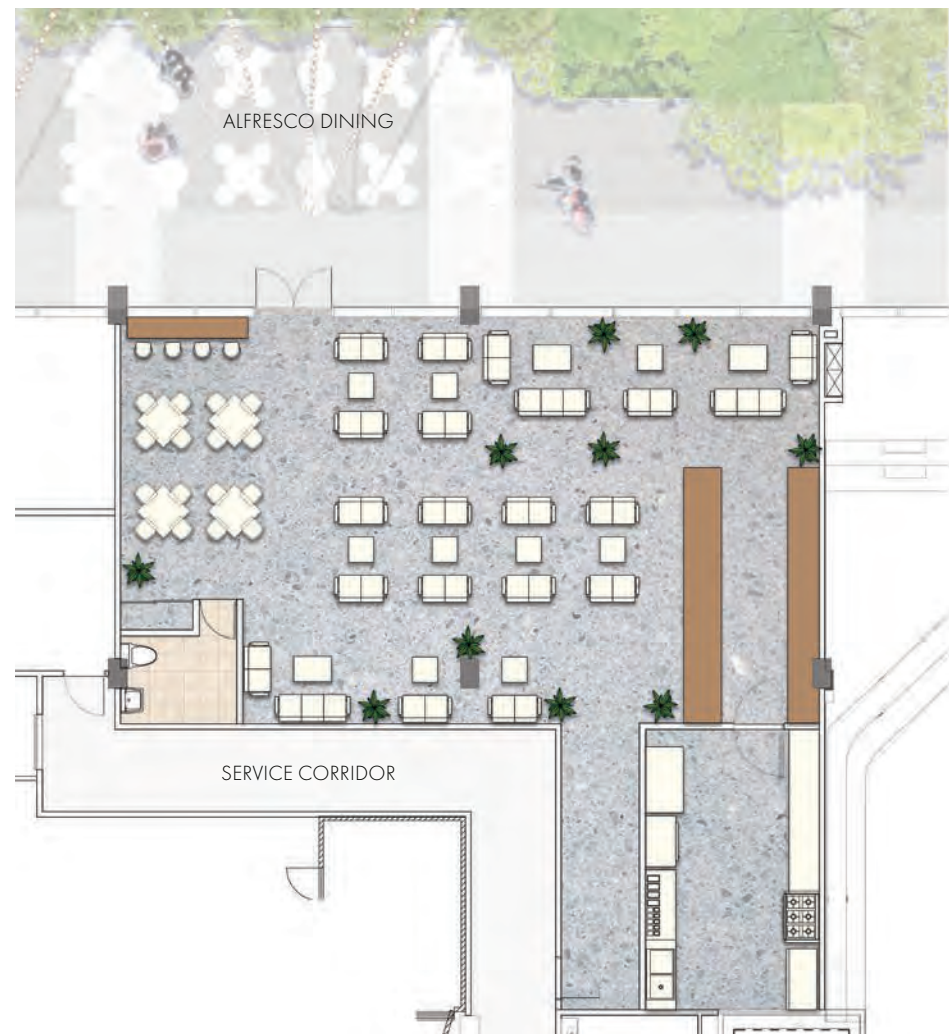
TENANCY 02 - 139M²



KEY FEATURES

- GENEROUS FLOOR TO CEILING HEIGHTS. CIRCA 4.8M (ABOVE SLAB LEVEL)
- CIRCA. 25M OF SHOP FRONTAGE
- FACING STIRLING STREET & ALFRESCO DINING AREA
- ALL MAINS SERVICE PROVIDED
- REAR SERVICING TO ALL TENANCIES
- COMMUNAL STAFF TOILETS AND
- END OF TRIP (EOT) FACILITIES PLUS BIKE STORAGE

TENANCY 03 – 203M²



KEY FEATURES

- GENEROUS FLOOR TO CEILING HEIGHTS. CIRCA 4.8M (ABOVE SLAB LEVEL)
- CIRCA 17M OF SHOP FRONTAGE
- ALFRESCO DINING AREA
- ALL MAINS SERVICE PROVIDED
- REAR SERVICING TO ALL TENANCIES
- COMMUNAL STAFF TOILETS AND
- END OF TRIP (EOT) FACILITIES PLUS BIKE STORAGE

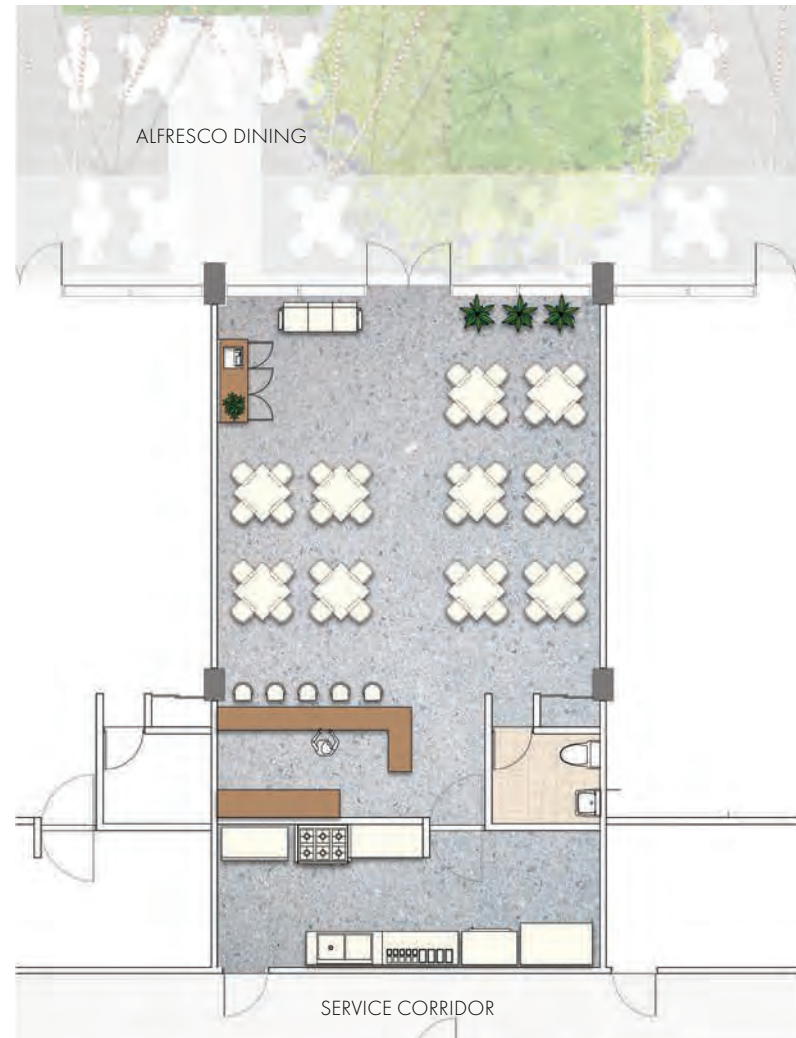
TENANCY 04 – 122M²



KEY FEATURES

- GENEROUS FLOOR TO CEILING HEIGHTS. CIRCA 5.5M (ABOVE SLAB LEVEL)
- CIRCA 8.5M OF SHOP FRONTAGE
- ALFRESCO DINING AREA
- ALL MAINS SERVICE PROVIDED
- REAR SERVICING TO ALL TENANCIES
- COMMUNAL STAFF TOILETS AND
- END OF TRIP (EOT) FACILITIES PLUS BIKE STORAGE

TENANCY 05 - 121M²



KEY FEATURES

- GENEROUS FLOOR TO CEILING HEIGHTS. CIRCA 5.5M (ABOVE SLAB LEVEL)
- CIRCA. 8.5M OF SHOP FRONTAGE
- ALFRESCO DINING AREA
- ALL MAINS SERVICE PROVIDED
- REAR SERVICING TO ALL TENANCIES
- COMMUNAL STAFF TOILETS AND END OF TRIP (EOT) FACILITIES PLUS BIKE STORAGE

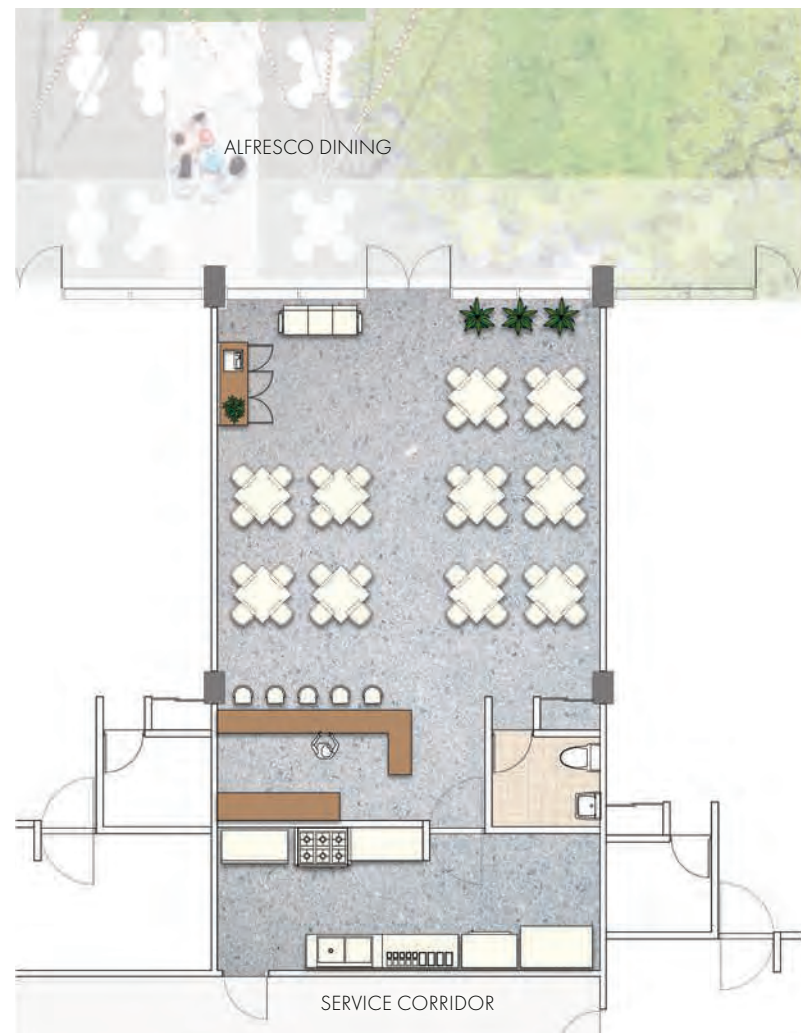
TENANCY 06 - 121M²



KEY FEATURES

- GENEROUS FLOOR TO CEILING HEIGHTS. CIRCA 5.5M (ABOVE SLAB LEVEL)
- CIRCA. 8.5M OF SHOP FRONTAGE
- ALFRESCO DINING AREA
- ALL MAINS SERVICE PROVIDED
- REAR SERVICING TO ALL TENANCIES
- COMMUNAL STAFF TOILETS AND END OF TRIP (EOT) FACILITIES PLUS BIKE STORAGE

TENANCY 07 - 121M²



KEY FEATURES

- GENEROUS FLOOR TO CEILING HEIGHTS. CIRCA 5.5M (ABOVE SLAB LEVEL)
- CIRCA. 8.5M OF SHOP FRONTAGE
- ALFRESCO DINING AREA
- ALL MAINS SERVICE PROVIDED
- REAR SERVICING TO ALL TENANCIES
- COMMUNAL STAFF TOILETS AND
- END OF TRIP (EOT) FACILITIES PLUS BIKE STORAGE

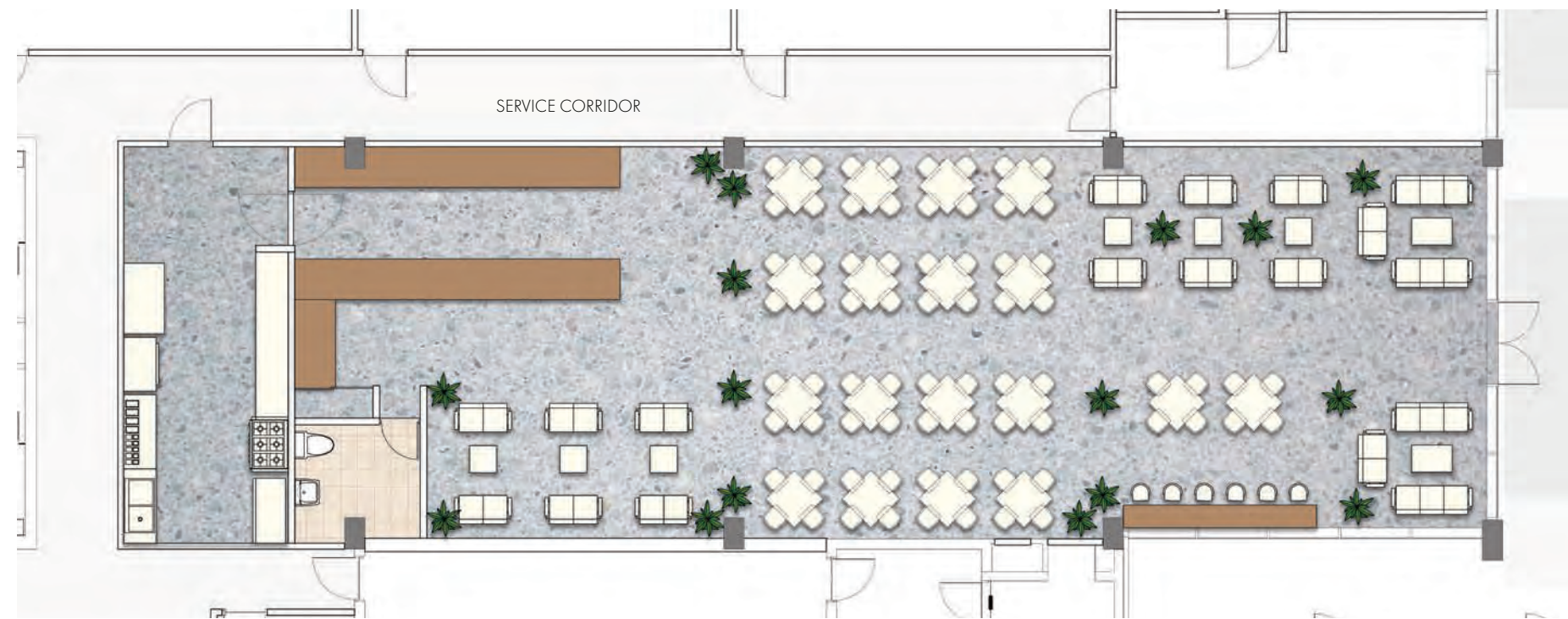
TENANCY 08 - 141M²



KEY FEATURES

- GENEROUS FLOOR TO CEILING HEIGHTS. CIRCA 5.5M (ABOVE SLAB LEVEL)
- CIRCA. 25M OF SHOP FRONTAGE
- FACING PIER STREET
- ALL MAINS SERVICE PROVIDED
- REAR SERVICING TO ALL TENANCIES
- COMMUNAL STAFF TOILETS AND
- END OF TRIP (EOT) FACILITIES PLUS BIKE STORAGE

TENANCY 09 – 262M²



KEY FEATURES

— GENEROUS FLOOR TO CEILING HEIGHTS, CIRCA 5.5M (ABOVE SLAB LEVEL)

— FACING PIER STREET

— COMMUNAL STAFF TOILETS AND
— END OF TRIP (EOT) FACILITIES
PLUS BIKE STORAGE

— CIRCA. 8.5M OF SHOP FRONTAGE

— ALL MAINS SERVICE PROVIDED

— REAR SERVICING TO ALL TENANCIES

TYPICAL SECTION



A TRENDSETTING HOSPITALITY PLATFORM



GAW CAPITAL



Gaw Capital Partners (GCP) is a uniquely positioned private equity fund management company that focuses on global real estate markets. Specializing in adding strategic value to under-utilized real estate through redesign and re-positioning, the company has seized windows of opportunity presented in current real estate markets to achieve significant results in property investments and development projects covering the entire spectrum of real estate sectors; including commercial offices, retail shopping centres, residential developments, serviced apartments, hotels and logistics.

Since its inception in 2005, GCP has raised equity of USD\$ 8.7 billion and commands assets of USD\$ 13 billion under management as of the third quarter of 2017. Gaw Capital Partners currently manages four real estate funds targeting the Greater China and Asia Pacific region. Additionally, the firm manages opportunistic funds in Vietnam and the US along with a hospitality fund targeting the Asia Pacific region.

GCP HOSPITALITY



GCP Hospitality, the hospitality arm of Gaw Capital Partners, manages over 28 hotels & serviced apartments with over 6000 keys around the world with an enviable reputation in the hospitality industry for providing asset management, hotel management and business development of the highest standards.

The Group hotel management portfolio includes award winning lifestyle brand Hotel G, student accommodation trendsetting brand Campus, the Heritage listed and Luxurious Strand Hotel & Cruise in Myanmar, amongst others, the InterContinental Hotel Hong Kong and Four Seasons Hotel in Bora Bora.

GCP Hospitality, through its dedicated Hotel Operations Platform, manages independent properties with a hands-on approach. Its experienced and creative teams provide the necessary insights and expertise in Human Resources, Sales and Marketing, Finance and Operations to guarantee a successful operation. The firm extends its expertise worldwide through its regional offices in Perth, Singapore, Bangkok, Hong Kong, Yangon, Beijing and San Francisco.

DEVWEST GROUP



Devwest has been specializing in built form property development in Western Australia for over 20 years. During this time the company has become recognised as one of Western Australia's premier real estate developers delivering premium quality projects over a diverse range of property sectors and asset types.

In recent years the Group has expanded its operations and is now gaining momentum as a leader in the urban mixed use space, creating vibrant, well designed and sustainable buildings.

Devwest's team has a deep understanding of local market fundamentals across numerous sectors, which allows the company to identify and capitalise on trends and opportunities that align with the investment strategies of both local and international value add and opportunistic investment firms.

The Group is constantly expanding its global financial reach and relationships and is excited to be working with leaders in the finance and hospitality sectors such as GAW Capital and GCPH.

Campus Perth and Hostel G promises to be an exciting addition to the emerging and expanding Perth City Centre.

CONTACT DETAILS



www.metier.com

Metier is a specialist retail leasing and management company, with a particular focus on creating dynamic food and beverage precincts. Established in 2003 Metier has a track record of delivering outstanding outcomes for tenants, landlords and all stakeholders.

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