

GPT
The GPT Group

52
Smith.



INTRODUCTION

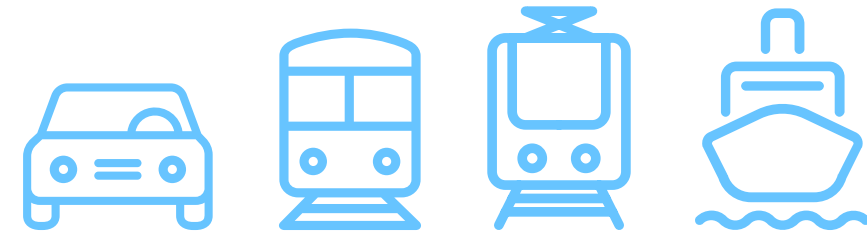
Pioneers of a smart new Parramatta, 32 Smith St is a next-generation address for those ready to grow, learn and lead.

32 Smith St offers 26,500sqm of NLA over 29 floors, the commercial tower will offer on-site car parking, end of trip facilities and is perfectly placed as an anchor in Parramatta's evolving CBD.

32 Smith St has already attracted QBE Insurance and local law firm Coleman Greig and the opportunity to secure ground floor retail space in this exciting commercial and cultural hub is now available.



PARRAMATTA IS ON THE RISE



TRANSPORT

A 4-year infrastructure program consisting of \$93 billion in state funding for health, transport and education. That includes WestConnex, light rail, roads, Western Sydney Heavy Rail and the proposed Sydney Metro West, as well as other State infrastructure projects.



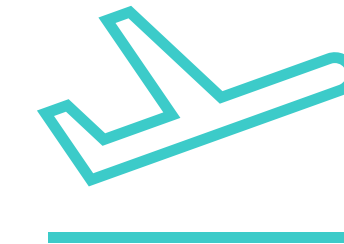
HEALTH

A potential investment of \$5.8 billion for Westmead Health and Medical Research precinct will transform this area into a globally competitive innovation hub.



UNIVERSITIES

\$500 million has been earmarked for The University of Sydney, plus \$280 million for The University of New South Wales and Western Sydney University Engineering Innovation Hub.



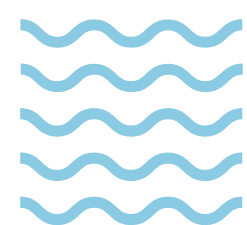
NEW AIRPORT

The Australian Government is investing up to \$5.3 billion for Western Sydney Airport, expected to support almost 28,000 direct and indirect jobs by 2031.



EDUCATION

A new \$325 million education precinct consisting of Parramatta Public School and Arthur Phillip High School, the first public high-rise facility of its kind.



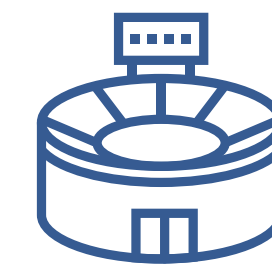
RIVER CITY

The riverfront masterplan brings together landscaping, lighting, events and activations to create an inviting precinct in the tradition of river cities such as London and Melbourne.



CULTURE

Parramatta's riverfront will be the site for the new Museum of Applied Arts and Sciences, the state's largest museum, with government funds of \$645 million.



BANKWEST STADIUM

\$360 million was spent by the government on the new Western Sydney Stadium, known as Bankwest Stadium, with a seating capacity of 30,000.

Source:

1- 2019/2020 Budget Paper 2 Infrastructure Statement section 1-2

2- Deloitte Westmead Innovation District Strategic Vision 2016-2036 page 8

3- <https://www.westernsydneyairport.gov.au/>

4- 2019/2020 Budget Paper 2 Infrastructure Statement section 5-9

5- <https://www.cityofparramatta.nsw.gov.au/council/museum-of-applied-arts-and-sciences-maas-frequently-asked-questions>

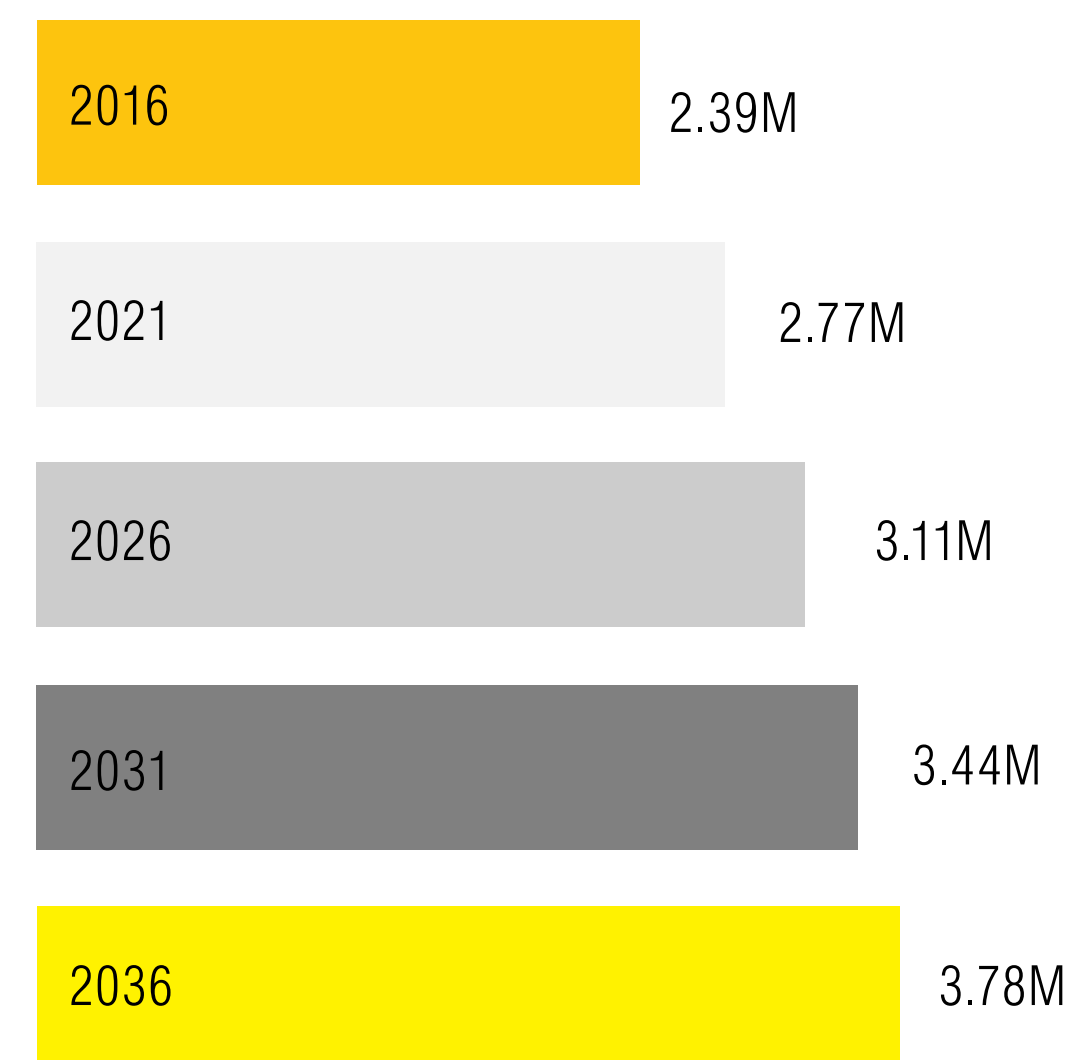
6- <https://www.nsw.gov.au/media-releases/sydneys-newest-stadium-opens-parramatta>

A WORK READY POPULATION.

Home to leading universities and an increasing local population, Parramatta has the educated and motivated workforce that tomorrow's businesses need.

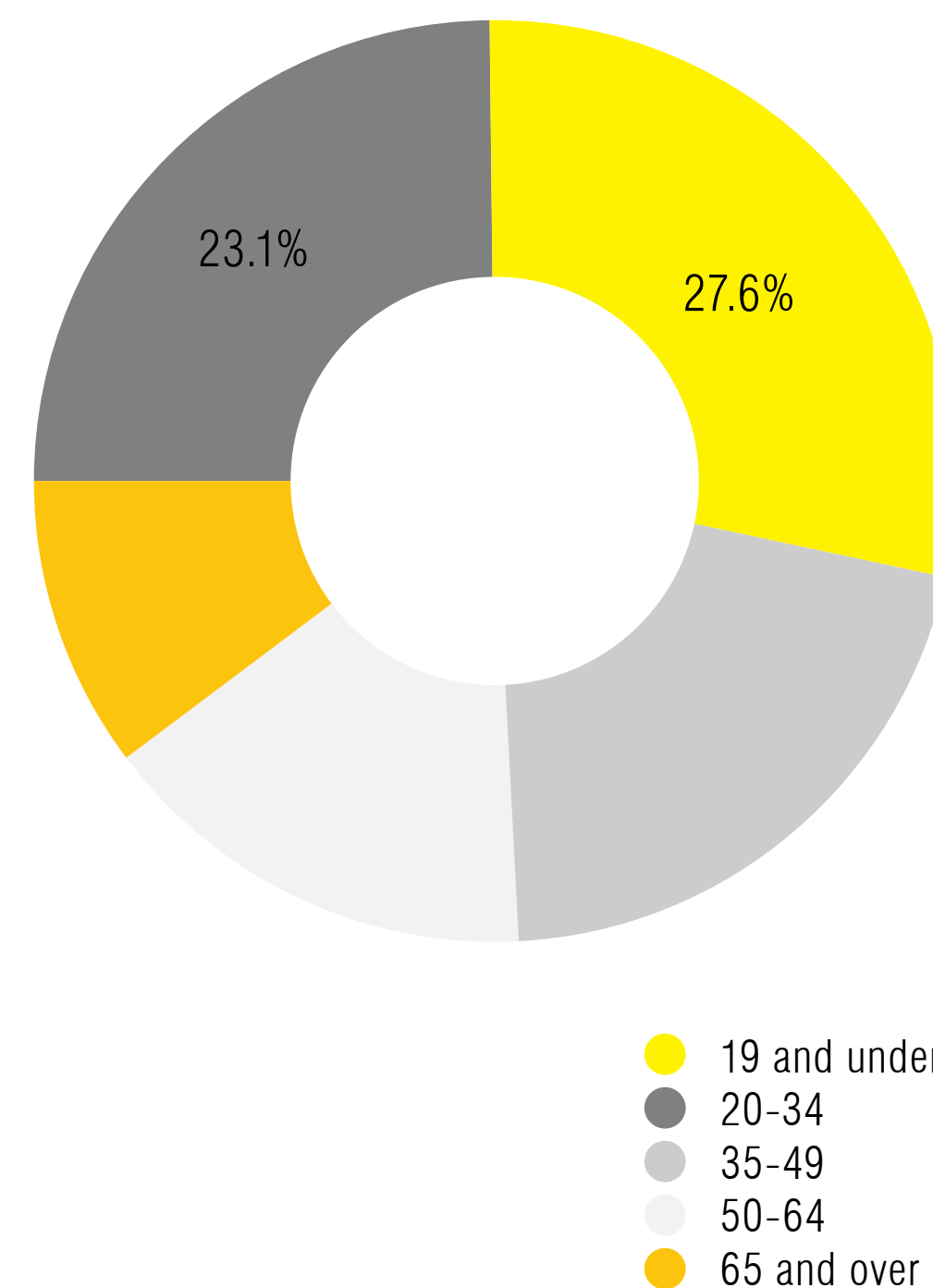
POPULATION

There is projected to be +1.39 million people in Western Sydney between 2016 and 2036, which is reflective of 58% growth.



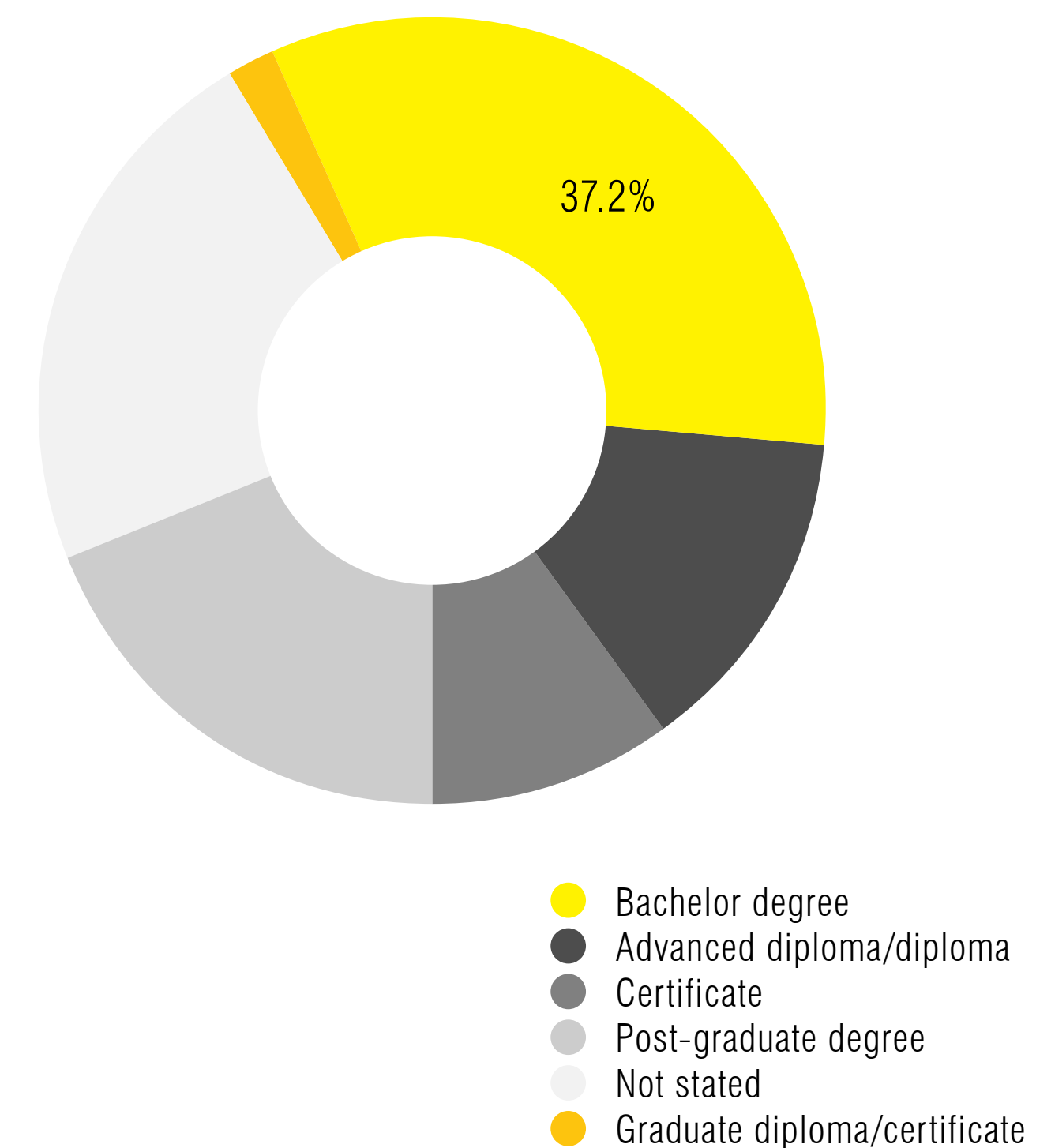
AGE GROUPS

High proportion of 20-34 year olds in Western Sydney, and a large emerging workforce under the age of 19.



EDUCATION

Qualifications of population within the Parramatta LGA.



Western Sydney is defined by the following Local Government Areas (LGA's): Blacktown, Blue Mountains, Camden, Campbelltown, Canterbury-Bankstown, Cumberland, Fairfield, Hawkesbury, Liverpool, Parramatta, Penrith, The Hills Shire, Wollondilly

Source:
 1- <https://www.planning.nsw.gov.au/Research-and-Demography/Population-projections/Projections>. The data set is called "Population, Household and Implied Dwelling Projections by LGA (ASGS 2019)"
 2- 2016 Census data, https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/LGA16260?opendocument

PARRAMATTA BY DAY.



PARRAMATTA PARK 🌳 🚲

This World Heritage-listed park is an 85-hectare natural oasis with rose gardens, historic buildings and plenty of space for picnicking, cycling and relaxing under trees.



FARMER'S MARKETS 🥕 🍷

Pick up fresh produce every Friday from Centenary Square, direct from regional farms.



SYDNEY FESTIVAL 🎵 ✂️

One of Australia's biggest cultural festivals now comes to Parramatta each year.

PARRAMATTA BY NIGHT.



PARRAMASALA FESTIVAL 🎵 ✂️

Around 30,000 people come to the free Parramasala Festival each year to enjoy music, dance, theatre, film, and food from around the world.



TROPFEST 🎬 ✂️

The iconic short film festival has a new location in Parramatta Park.



WINTERLIGHT FESTIVAL ✂️ 🚲

Ice skating, a Ferris wheel, lots of lights and an Alpine village serving warming winter food have made this a popular annual event.

CONNECTED IN EVERY WAY





With buses, trains and ferries already in place and a new light rail set to arrive soon, all public transport options are an easy walk from 32 Smith.

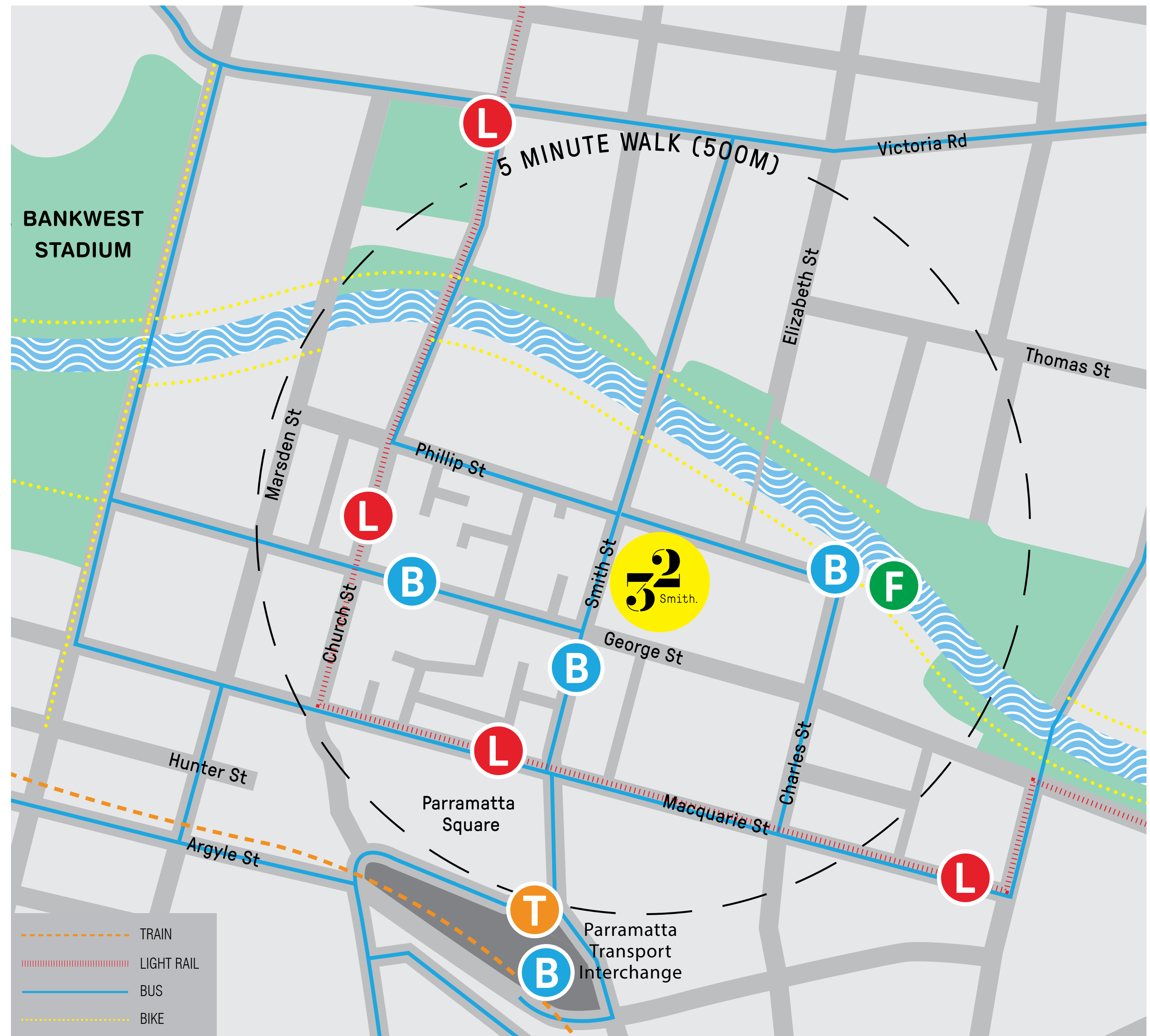
TRAIN
500m – 5 min walk

BUS
120m – 2 min walk

FERRY
400m – 5 min walk

LIGHT RAIL
300m – 4 min walk

-  TRAIN
-  BUS
-  FERRY
-  LIGHT RAIL (COMING 2023)



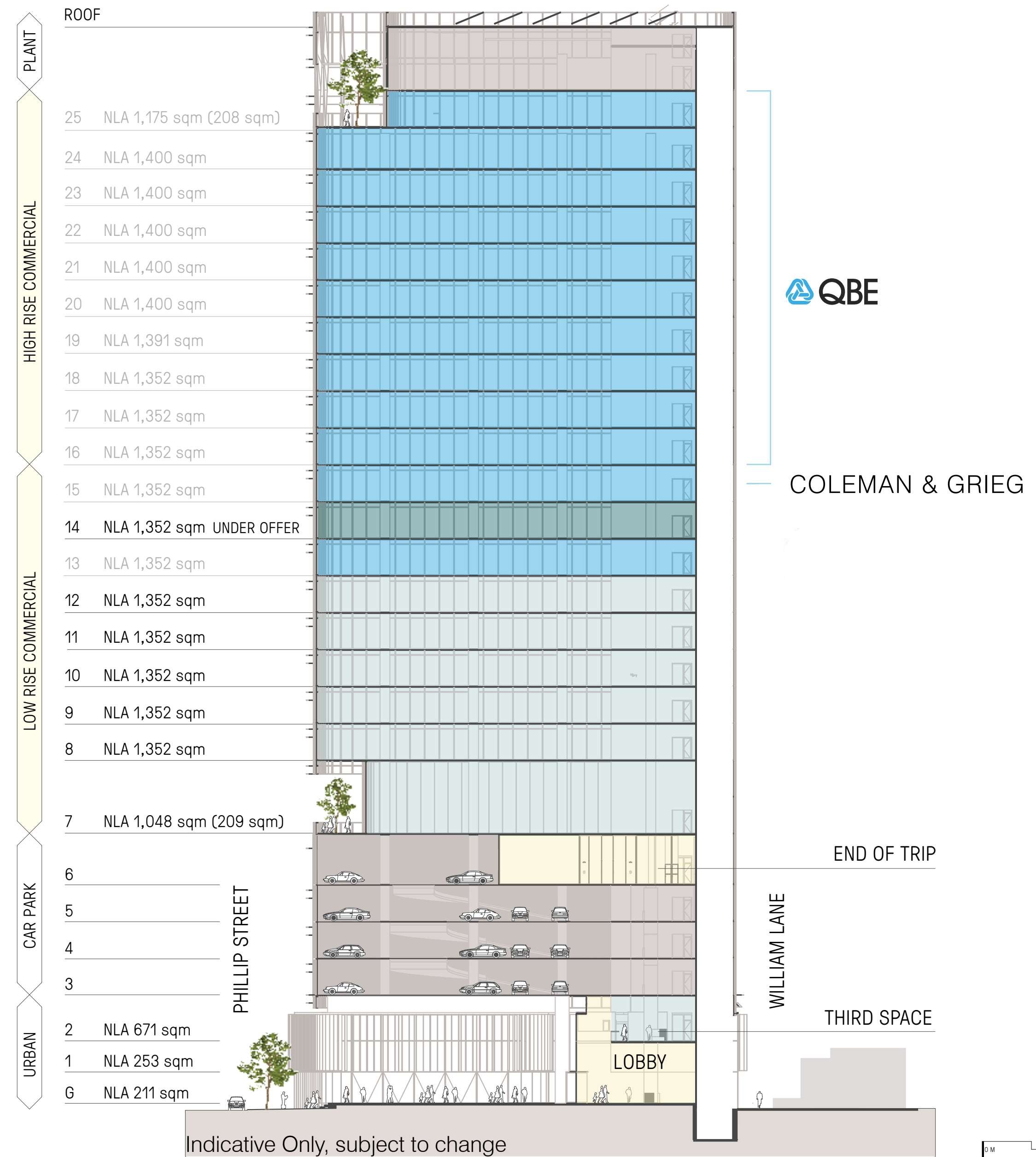
Parramatta CBD Map as at 2019



RESTAURANT AND CAFE

HIGH RISE AND LOW RISE LEVELS.

- GROUND FLOOR
- CAR PARK: 3 LEVELS
- END OF TRIP: 1 LEVEL
- LOW RISE: 8 LEVELS
- HIGH RISE: 10 LEVELS
- OASIS: 1 LEVEL
- ROOF TOP TERRACE: 1 LEVEL







RESTAURANT AND CAFE FLOOR PLANS

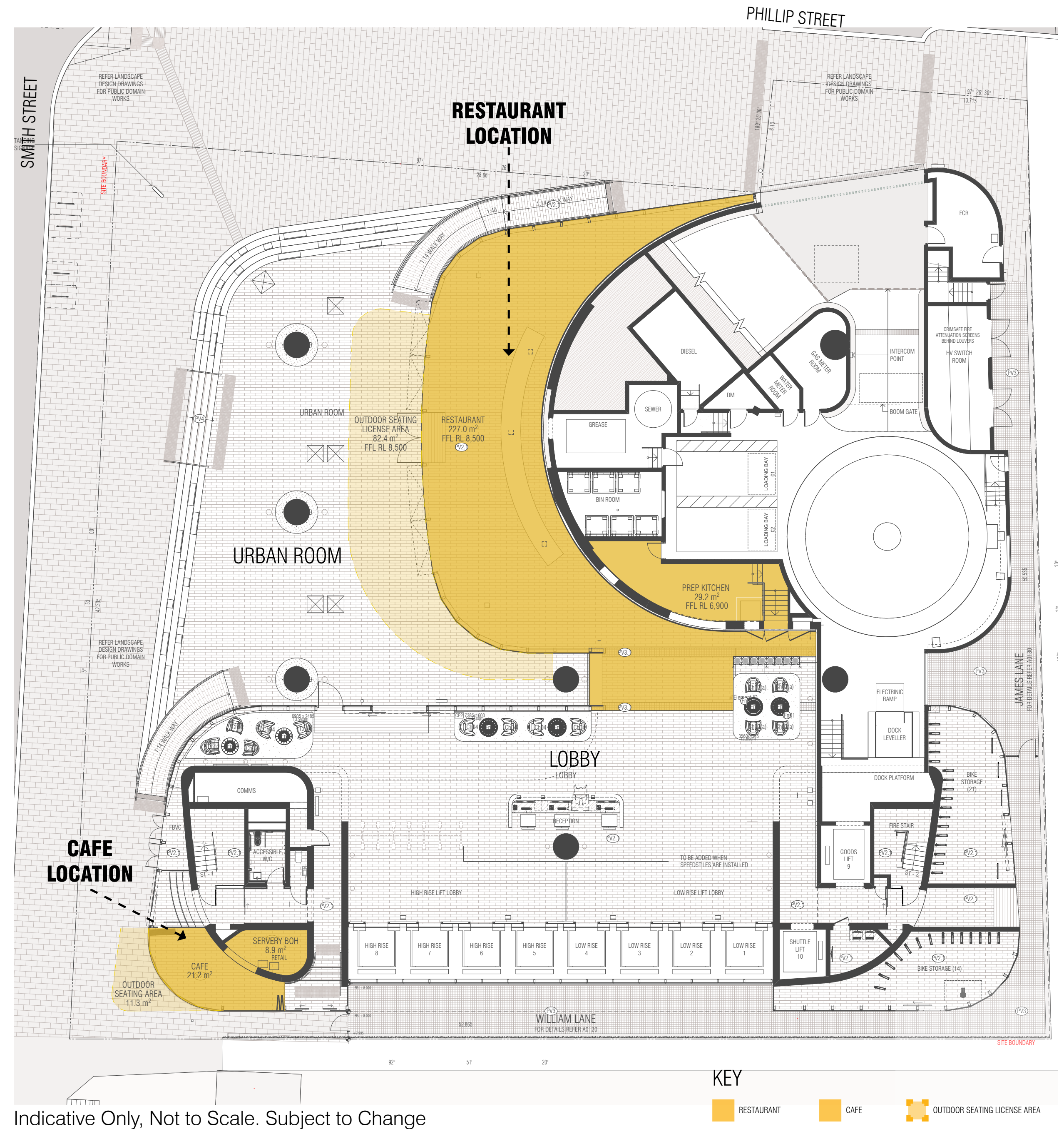
The Ground Floor presents two new unique food site opportunities.

The Restaurant Location offer will include:

- Open bar design with potential dual service points.
- Separate serviced kitchen.
- Exclusive rights to outdoor seating licence area within the Urban Room (any approvals or permits required for outdoor seating to be by Tenant and subject to Landlord and Authority Approvals).

The Cafe Location offer will include:

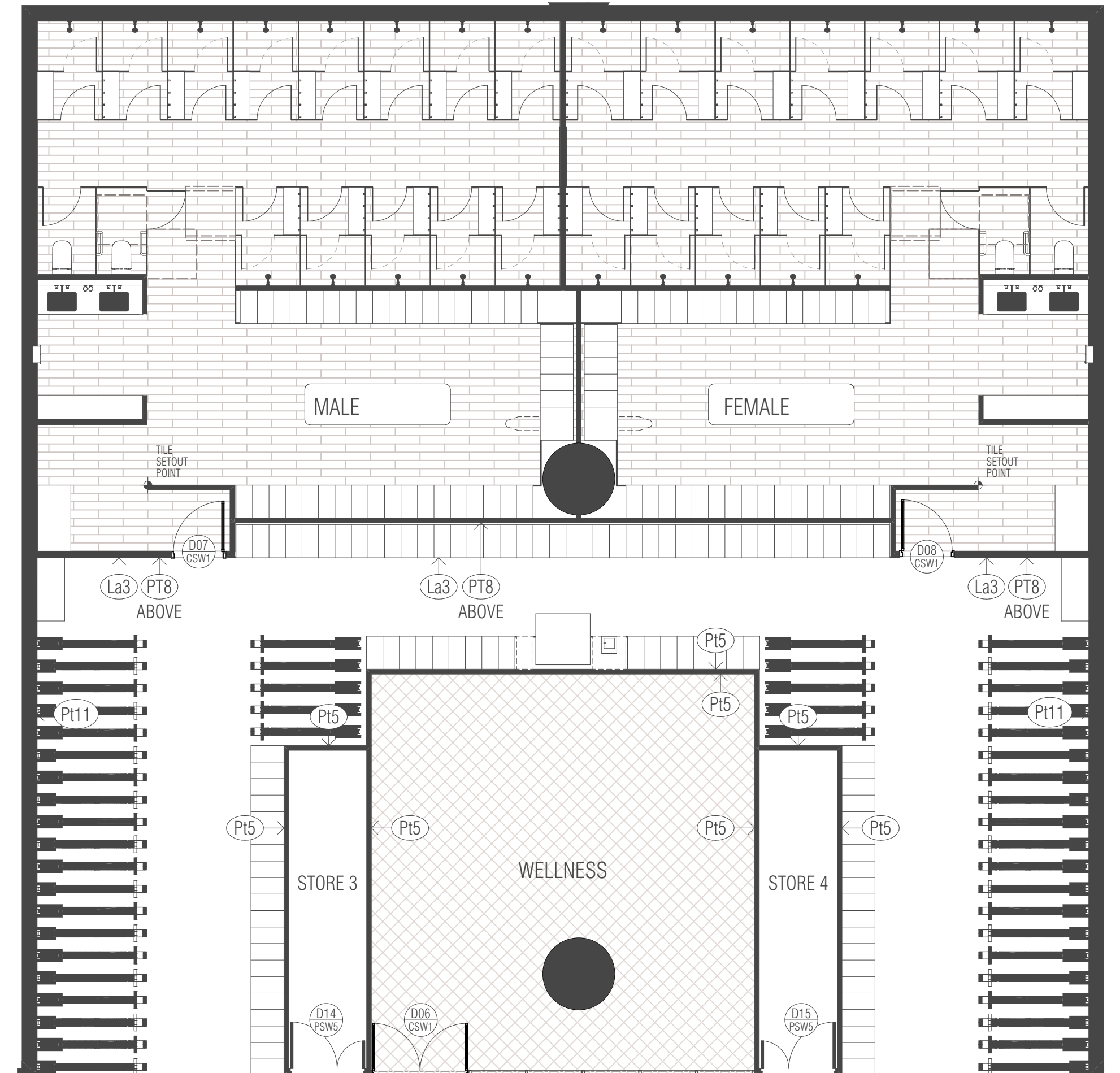
- Separate food preparation area.
- Indoor seating area with bi-fold doors.
- Outdoor seating licence area
(Seating to be by Tenant and subject to Landlord and Authority Approvals.)



Indicative Only, Not to Scale. Subject to Change

END OF TRIP

COMMUNAL FACILITIES: LEVEL 6



Indicative Only, subject to change

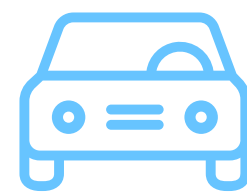
SUSTAINABILITY THROUGH DESIGN

32 Smith represents best practice in green design, benefiting employees, tenants and the wider community.

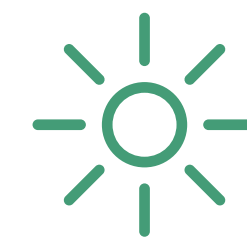
Wellness and sustainability are integral to the design of 32 Smith design, featuring a range of accreditations and amenity.



BEST-IN-CLASS ABOVE GROUND



ELECTRIC CAR



OPTIMISED DAYLIGHT



WELL READY RATING

THANK YOU



For more information or to discuss leasing opportunities please contact:

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DISCLAIMER

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In particular, this leasing presentation does not constitute any offer, warranty or representation as to the profitability of the 32 Smith Street, Parramatta or any premises. Any forward looking statements in this leasing presentation may be affected by a number of unforeseen circumstances and no assurances can be given that these forward looking statements will be achieved.

This leasing presentation is an indicative presentation of the GPT Group's current view on how 32 Smith Street, Parramatta may look when the proposed redevelopment is completed. The GPT Group reserve the right to change at any time the concept and design elements, appearance of the building, layout and use of space, tenancy mix and the identity or nature of prospective tenants. The extent of any redevelopment and its timing may also change dependent on a range of issues. Before deciding to lease or occupy premises, or making any commitment to do so, intending lessees or occupiers should ensure that they have the most up to date information about the features of 32 Smith Street, Parramatta.

Intending lessees or occupiers are strongly recommended to obtain their own legal, business and financial advice in relation to your involvement in 32 Smith Street, Parramatta. You should not act on any information set out in this leasing presentation without first obtaining that advice. Neither the GPT Group, nor any of their related bodies corporate will be liable or otherwise responsible for any loss or damage (whether from negligence or otherwise) suffered as a result of any decision that you may make to act on the information contained in this leasing presentation.

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