

WATERBANK - EAST PERTH, WA

REFERENCE - JAMES HARRISON, LENDLEASE

Marcus was appointed to consult to LendLease for the major redevelopment of the Waterbank development in East Perth.

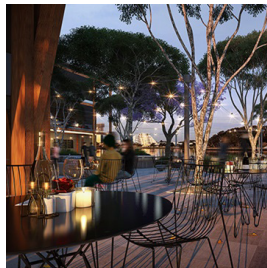
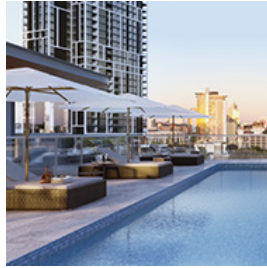
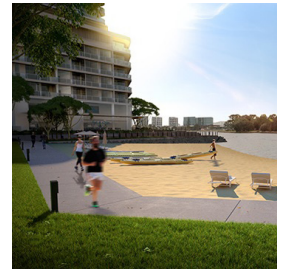
The \$1 billion development would be the most comparable to the subject site. The role was to assist in analysing the master plan, briefing the entire product mix for the development and additional elements of staging, pricing, costing of construction etc.

This was completed in 2012.

The development has been mooted due to market conditions.

So impressed were LendLease with the reporting and consultancy work completed that they subsequently arranged for MLG to locate to Brisbane and complete the same role on a similar \$3 billion development in Showground Hill / RNA.

Please feel free to contact James Harrison (LendLease) who is listed in the References List to discuss the role and provide any reference which may be required.



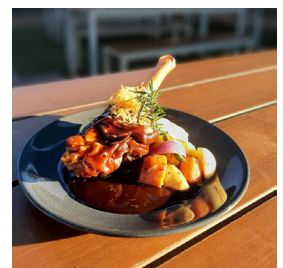
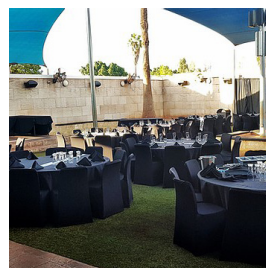
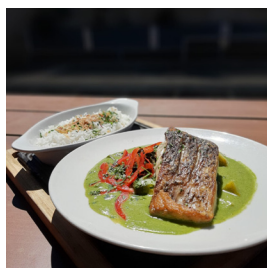
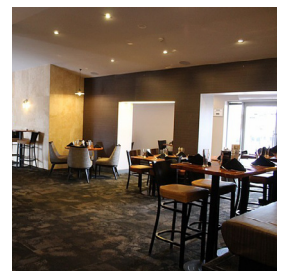
NEWMAN HOTEL - NEWMAN, WA

REFERENCE - SCOTT DAVISON, PINDAN
MATT ELLIS, MGB LEGAL

The Hotel was purchased by Marcus in 2008. At the time it was generating \$2.5 million p/a in revenue.

Marcus constructed an additional 160 rooms, redeveloped all hotel restaurants, bars and beer gardens to increase revenue to \$26 million p/a. Over the 6 year period, key elements of the role included:

- Development approvals, council applications.
- Building licenses.
- Contract negation on all aspect of construction.
- Travel to Malaysia to negotiate modular construction.
- Lease negotiations with Rio Tinto, BHP Lendlease and various other groups.



RNA SITE BRISBANE - BOWEN HILLS, QLD

REFERENCE - JAMES HARRISON, LENDLEASE

Despite being based at a Perth office, LendLease were so impressed with works completed with the Waterbank Project that Marcus was flown to Brisbane to complete the analysis despite one of the largest real estate consultancy firms being accountable for this task, and with his final reporting and recommendations accepted without hesitation or variation.

Brisbane's future RNA Showgrounds will provide a mixed use precinct with improved linkages, fresh food markets and other amenities.

In the proposal, heritage and tradition have both been celebrated while plans for a mixed use residential, retail and office precinct will breathe new life into the area throughout the year. These include:

- Commercial and residential along O'Connell Tce with ground floor shops and restaurants
- High-density residential along Exhibition St.
- Fresh food markets and various retail within the central part of the site, south of Gregory Tce
- Hotel and convention centre with retail to the south west of the proposed Grand Pde
- RNA Showground facilities within the centre of the Site

Density and heights of the proposed residential and commercial buildings range from the following:

- 30 storeys fronting Sutton St and Exhibition St
- 16-24 storeys along O'Connell Tce and Brookes St
- 16 storeys along St Pauls Tce and Grand Pde
- 5 storeys in the central northern sector of the site



KEPPEL ISLAND, QLD

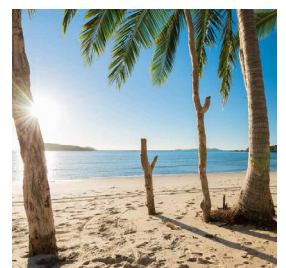
REFERENCE - ALEX RIGBY, ALTUM

Altium Property Group have recently purchased the "Great Keppel Island" property.

The development will be in excess of \$2 billion and incorporate luxury residential, hotel, marina, house & land lots as well as a world class golf resort.

Marcus is currently consulting on the project with a key focus in areas of:

- Design development
- Structuring the deal for the project and ensuring agreements will allow optimal end funding
- Market research reportable to Government to allow the application of government funding for the project
- Analysis and pricing of the construction versus potential revenues.
- Reducing outgoings specifically related to insurance issues in cyclonic engineering categorised zones
- Analysis and feasibility modelling in conjunction with Ernst and Young.



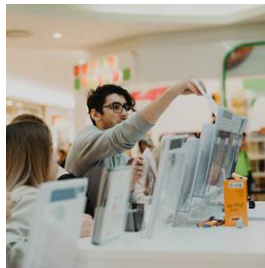
VICINITY SHOPPING CENTRE - VIC PARK, WA

Appointed to oversee Vicinity Shopping Centres for potential mixed use re-development, based on his success with the AMP Karrinyup Shopping Centre project.

The first of these centres was in Victoria Park, which has a close association with the subject site.

His analysis included:

- Highest and best use analysis
- Build to rent analysis
- Student accommodation
- Commercial interaction
- Adjoining site analysis for potential acquisitions
- Retail market assessment
- Commercial rental market assessment
- Construction cost assessments
- Pricing and potential staging assessment



KARRINYUP SHOPPING CENTRE - KARRINYUP, WA

Appointed to consult to AMP for the major redevelopment of the Karrinyup Shopping Centre to focus on residential development and integration with the retail redevelopment, and expansion.

The role was to assist in analysing the Masterplan, briefing the entire Product mix for the development and various elements of staging, pricing, costing of construction, and in particular how the Commercial and Residential would interact.

The development is now under construction.

So impressed was the director at AMP at the time, he subsequently left to Join Vicinity Centres, where by we were engaged to consult on the Mixed use elements of the centres.

The role was based on working through the Mix use roles and integration with their existing retail, however how to make it work with residential development, or alternate uses such as hotel or student accommodation.

