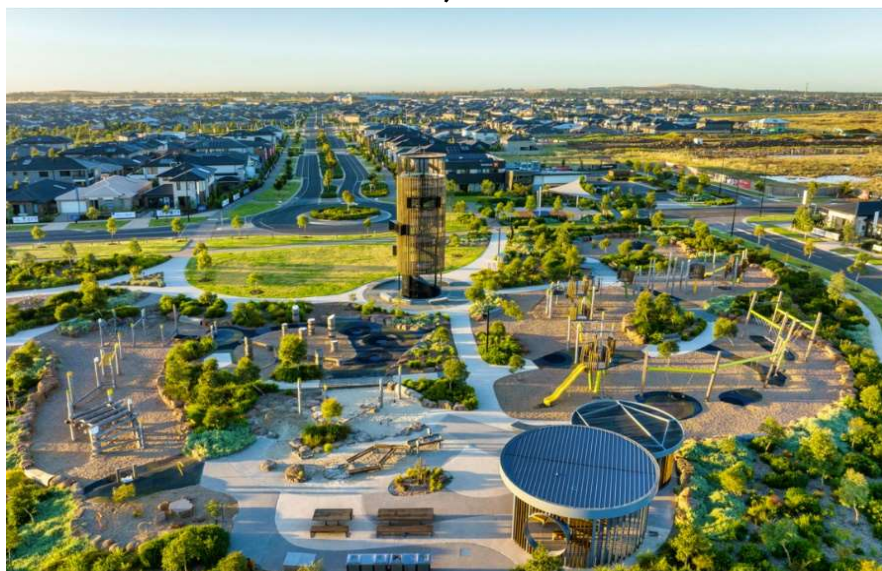


## Residential Development Victoria

### WOODLEA, LEAKES ROAD AINTREE AND BONNIEBROOK, VIC



Woodlea is a 711 hectare, greenfield masterplanned community, situated 29 kilometres west of Melbourne's CBD in Aintree and Bonnie Brook (formerly Rockbank) within the City of Melton municipality. The development comprises land lots as well as a townhouse product built by Mirvac. Upon completion, the community will accommodate approximately 20,000 residents, with 14,500 already residing at Woodlea. Community amenity includes a Local Town Centre (Woodlea Town), 16 established parks (including a dog park, adventure park and sporting precinct), private childcare and Council community hub. Woodlea is also home to a number of schools, all at full capacity, with expansion plans underway as well as an additional State Government Secondary School currently under construction. Next to the Local Town Centre is the 7-hectare Lifestyle Community Village, providing a downsizer product within the heart of Woodlea.

#### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Nov-06
LOCATION	Aintree / Bonnie Brook
PROJECT VALUE (INCL. GST) <sup>1</sup>	\$2,032.5m
TOTAL LOTS <sup>1</sup>	6,497
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY16-FY32
OWNERSHIP STRUCTURE	50% Mirvac 50% Jayaland Corporation

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties