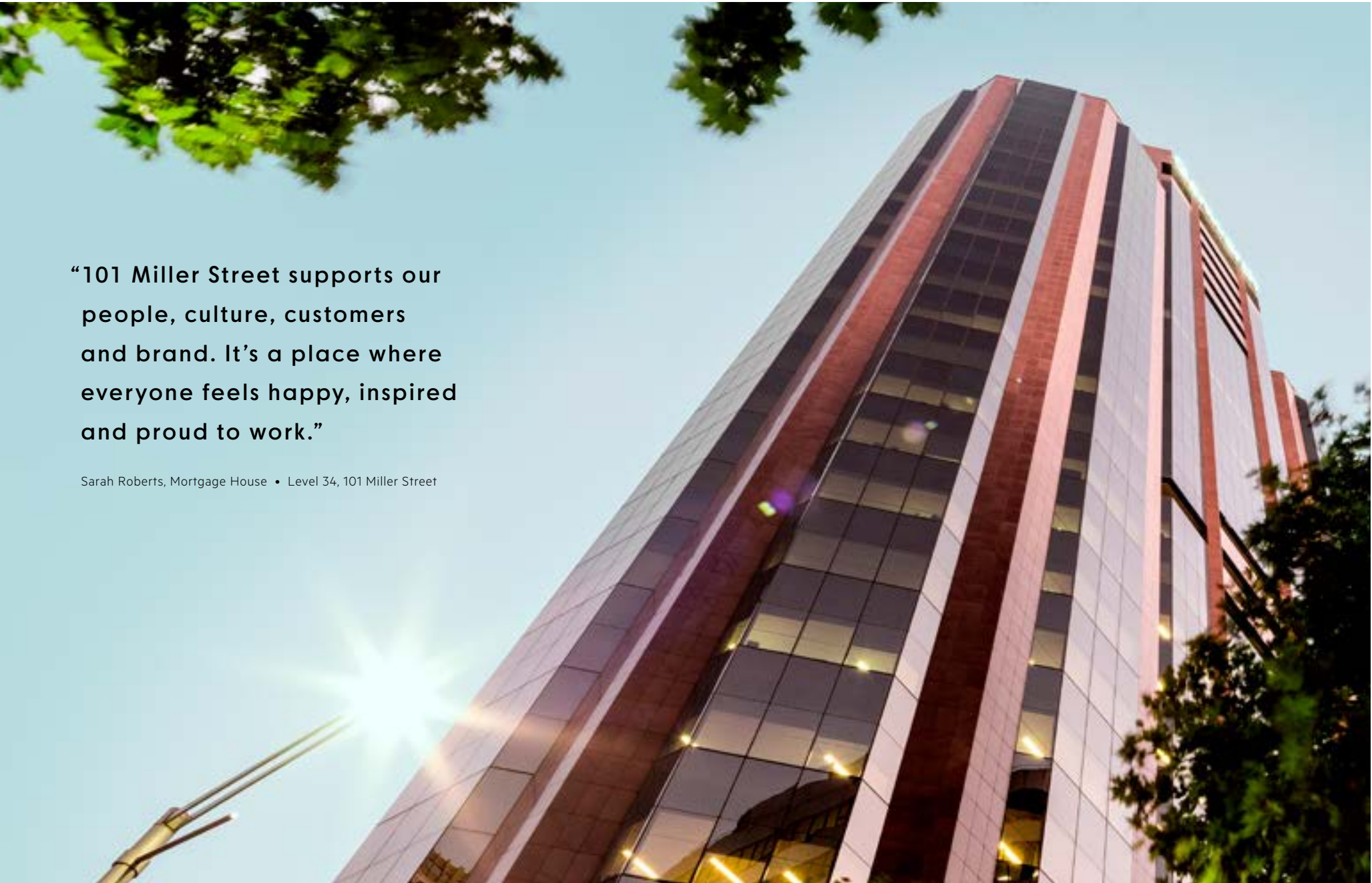


MILLER STREET



“101 Miller Street supports our people, culture, customers and brand. It’s a place where everyone feels happy, inspired and proud to work.”

Sarah Roberts, Mortgage House • Level 34, 101 Miller Street



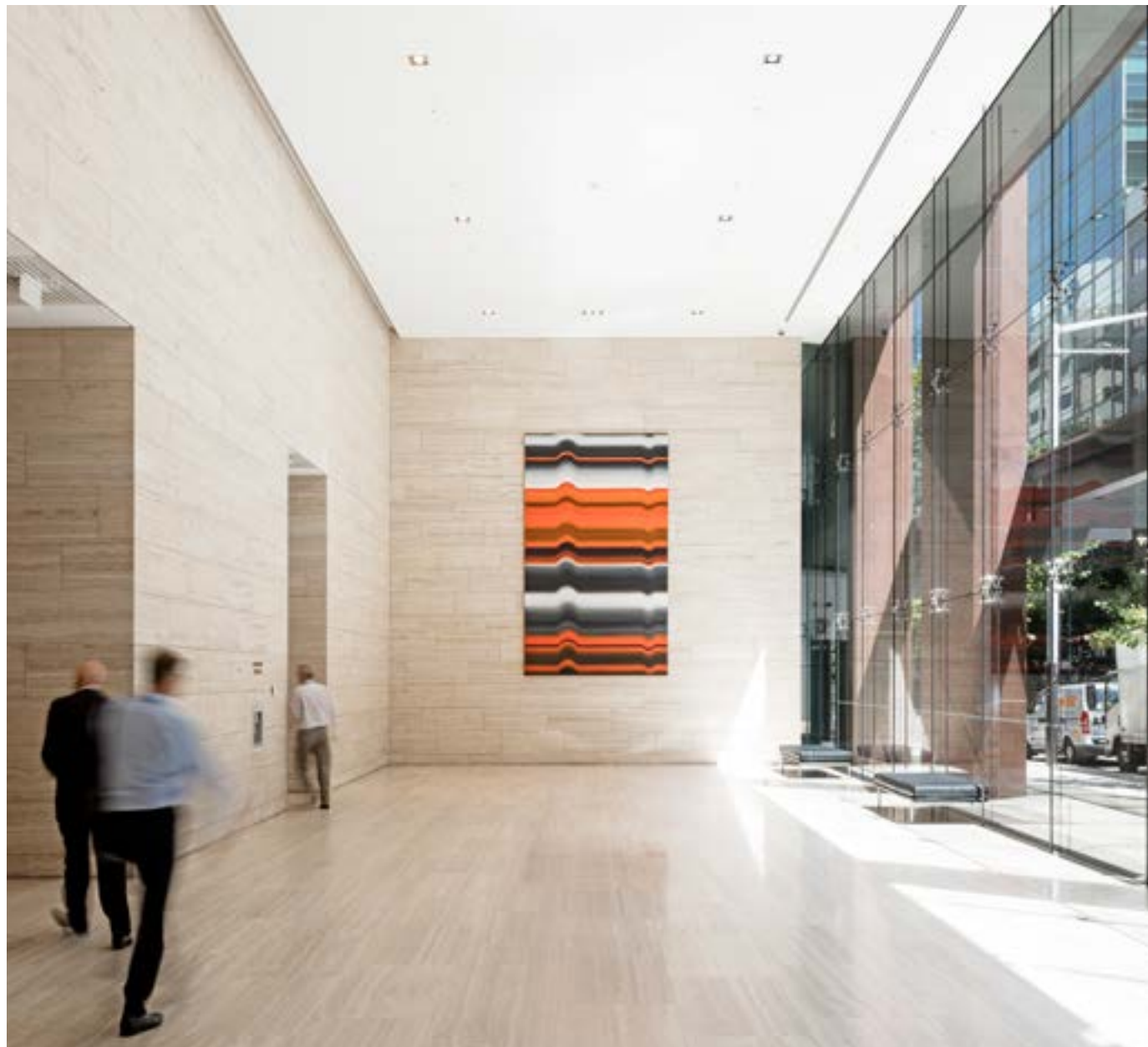


—
101 Miller Street
Lobby

Welcome

Imagine what your business can achieve when everyone feels important at work every day.

Welcome to 101 Miller Street - North Sydney's only Premium Grade office building. Located at the centre of life's simple luxuries, it provides a magnificent home for companies that value making their people feel special.





Building Summary

Greenwood Hotel



Owners	Mirvac Property Trust and TH Real Estate
NLA of building	37,561.70m ²
NLA of offering	15,614m ²
Typical floor plate	1,429m ²
Building Grade	Premium
Car parking spaces	547 spaces
NABERS Energy Rating	5 Star NABERS Energy Rating
On-site management team	Property Manager and building facilities team on site
Refurbishment / End of Trip	Brand new end of trip facilities coming in 2017 (subject to council approval)
Concierge	New concierge service and lobby lounge coming in Q4 of 2016
Child care	On site
Back-up power capacity	Grid supply from Ausgrid. Two onsite gas generators operated by CoGent Energy (2.4mW)
Signage opportunity	Subject to vacant possession Landlord and Council approval
Greenwood Plaza retail	Greenwood Plaza Shopping is located directly beneath the building and is North Sydney's largest shopping complex. The retail includes a large food court and a range of fashion and speciality stores. The food court has recently undergone an extensive refurbishment.



The Building

This North Sydney icon capitalises on its covetable location, offering an array of executive facilities that exude success. Featuring a signature grand entrance lobby, efficient floorplates and a variety of excellent aspects, 101 Miller Street showcases your profile to perfection. Indeed, it is a building that people take pride working in, increasing their sense of value and belonging.

—
101 Miller Street
A North Sydney Icon



Best-practice Sustainability



101 Miller Street boasts a 5 Star Green Star rating and a 5 Star NABERS Energy rating, representing Australian excellence and market best practice.

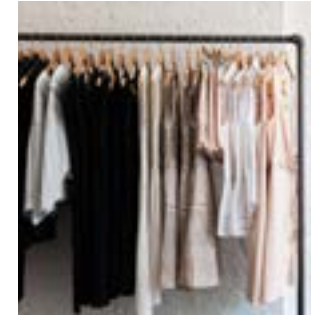
In 2008, the building at 101 Miller Street was extensively upgraded. In planning the refurbishment, every aspect of the building's services was considered, including the installation of tri-generation technology to achieve exceptional levels of greenhouse gas efficiency from a refurbished commercial office tower.

101 Miller Street's award-winning sustainable refurbishment includes:

- Upgraded mechanical services to reduce energy usage, including installation of a heat recovery system using waste condenser water heat to preheat the air-conditioning fresh air supply.
- Installation of low energy organic response LED lighting in tenanted areas to minimise energy losses.
- Reduction of water consumption through AAA-rated fittings, sensors and flow reducers.
- The use of low VOC paints and environmentally-friendly materials, including cleaning materials.
- Paper and co-mingled recycling facilities to support tenant waste reduction.

101 Miller Street Awards

- Sustainable Developments Award - Winner (2009)
- Environment Development Award - Excellence in Property (2009)
- Development Excellence Award for Commercial Development - Winner (2009)
- Large Commercial Award - Highly Commended (2009)
- International Property Awards - Best Redevelopment Australia (2010)



Situated above Greenwood Plaza retail precinct, 101 Miller Street offers a landmark opportunity for businesses to harness exposure on a grand scale.

Everything in and around this iconic skyline tower makes working life a pleasure. From the way employees want to commute, relax or exercise, to outstanding retail therapy and dining options, 101 Miller Street gives people an abundance of freedom and choice while showcasing your profile and reflecting your success.





Urban Village

101 Miller Street's desirable location above Greenwood Plaza allows everyone to work productively, supported by new and different ways to refresh and restore every day.

Greenwood Plaza is North Sydney's premier retail and food destination, boasting premium national retail brands and the district's leading fresh food offering.

For a full list of a retailers, [click here](#).





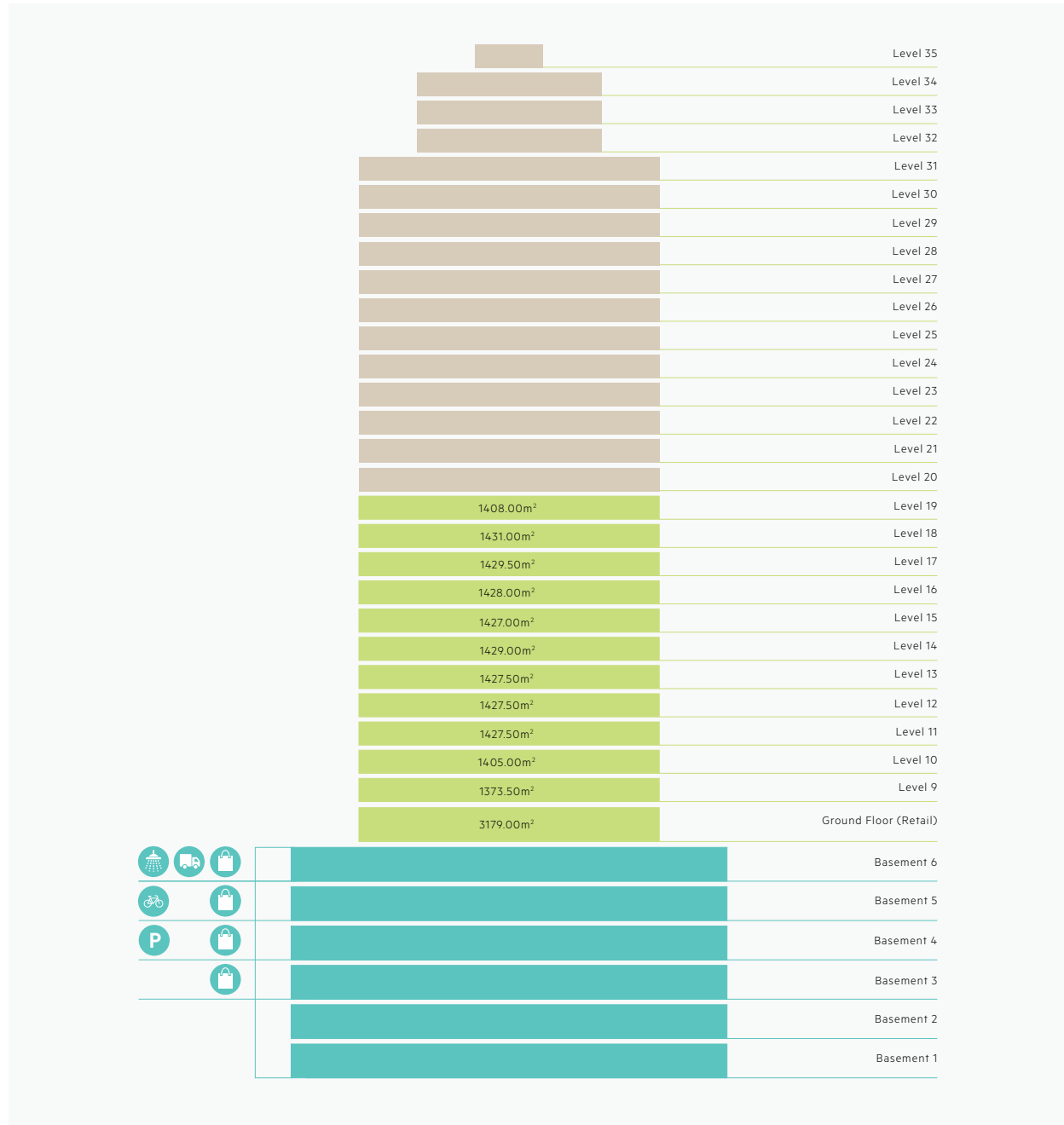
The Atrium

The Atrium at Greenwood Plaza is the destination of choice for casual dining, offering a sophisticated setting with ample space for quick bites and longer meetings. Seclusion screens provide private space for those who want to keep working, while banquet seating accommodates groups who enjoy the simple luxury of delicious eats as they enjoy the company of friends.





Building Profile





Miller Street

North →



Testfit:
Contemporary

Metrics Typical Contemporary Floor

NLA	1427m ² (approx)
Total Workpoints Density	142 (10m ² per workpoints)
Total Formal Meeting Seats	41
Total Informal Meeting Seats	48
Total Breakout Seats	35
Utilities	3
Storage	1.0 LM PP
Quietspace/Phone Booth	3
Comms	1
Accessible WC	1

Guide only. Final outcome will depend on tenant's requirements.



Miller Street

North →



Testfit:
Agile

Metrics Typical Agile Floor

NLA	1427m ² (approx)
Total Workpoints Density	141 (10m ² per workpoints)
Proposed Utilisation Rate	80%
Potential Headcount	175
Total Formal Meeting Seats	41
Total Informal Meeting Seats	59
Total Breakout Seats	36
Utilities	2
Storage	1.0 LM PP
Lockers	174
Quietspace/Phone Booth	3
Comms	1
Accessible WC	1

Guide only. Final outcome will depend on tenant's requirements.



101 Miller Street
Test fit-out – Hub
Artist Impression



—
101 Miller Street
Test fit-out –
Workstations
Artist Impression



Spoilt for Choice

Perched close to Sydney Harbour, North Sydney's CBD and walkable surrounds play host to an outstanding range of health and wellness facilities. With so much choice at your fingertips, it's easy to create moments that make every day feel special.

This is indeed an enviable location to work that blends a lively hustle and bustle with a more personal village atmosphere and ample space to catch your breath.

Elegant Office Accommodation

- Generous open-plan floorplates, with a sought-after 1:9m² ratio, provide superb efficiency.
- Column-free, contemporary floors suited to agile work practices.
- Flexibility allowing interconnecting floors.



The Best Location

- Landmark destination, heralded as the centre of North Sydney and offering exposure on a grand scale.
- Prime position with frontage on three sides of its commanding island site.
- With Greenwood Plaza - North Sydney's premier shopping destination directly underneath.

Prestigious Amenities

- Grand lobby creates an extraordinary first impression.
- New concierge in 2016 and lobby lounge in 2017.
- Premium-grade services throughout.
- End-of-trip facilities with bathrooms, showers and lockers - further upgrades planned for 2017 (subject to council approval).
- Outdoor pocket gardens to rest and recharge.
- On-site building management team.

Ample Parking

- 95 undercover secure tenant parking bays with after-hours access.
- Access up to 200 casual and visitor basement parking bays.
- Car wash centre conveniently located on the upper basement level of the car park.
- 110+ bike racks located in the car park.

101 Miller Street
End of Trip Facilities
coming soon (2016)
Artist Impression

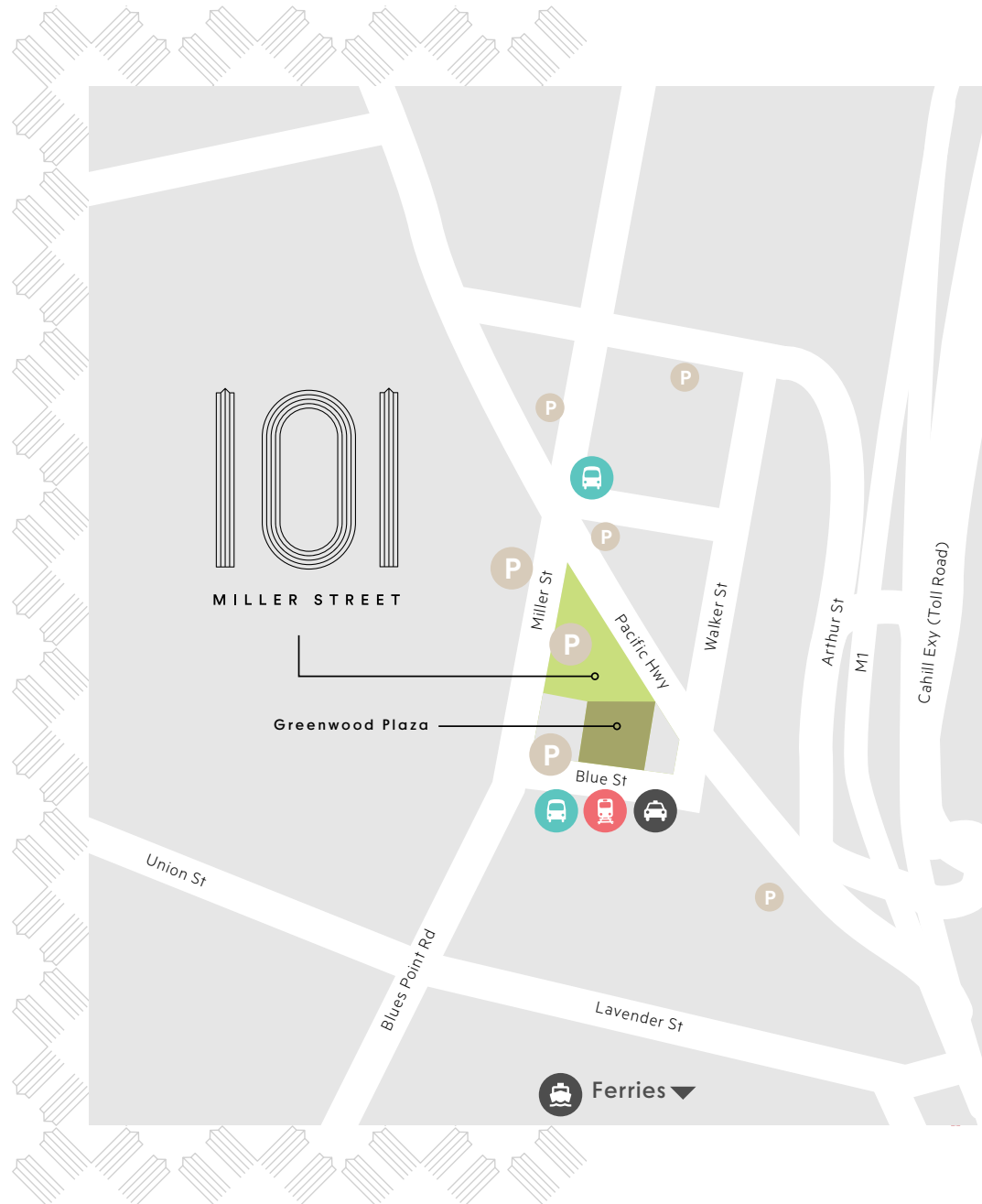




Connected Transport Hub

101 Miller Street provides the unprecedented freedom to choose how you commute daily. You can take the train from what feels like your private station thanks to the undercover connectivity to North Sydney train station. For those who like to commute using pedal power, there's plenty of safe storage for bicycles and end-of-trip facilities.

Bus and taxi services are on the doorstep, or stroll to McMahon's Point Ferry Wharf and make the most of the harbour. With direct access to the Harbour Bridge, Pacific Highway and the city's major arterial roads, it's an easy trip home or to visit clients in every direction. What's more, 101 Miller Street has 300 tenant car spaces (95 available) and up to 200 visitor basement parking bays, providing everyone with unrivalled transport choices.



01

minute walk to bus stops

03

minute walk to North Sydney Station

07

minute drive to Sydney CBD

25

minute drive to Sydney Airport



“We selected 101 Miller Street for its combination of premium office space, amenities and importantly, its desirable and accessible location. North Sydney is easy to get to, yet still close to the city and our employees have everything they need on their doorstep.”

Robert Hardie, Sirtex • Level 33, 101 Miller Street

101 MILLER STREET

MIRVAC • THE REAL ESTATE

View from upper floors

110+

Bike Racks

300

Tenant Car Spaces
(95 available)

200

Up to 200
Visitor Bays



In the Neighbourhood

wine & dine

top beans

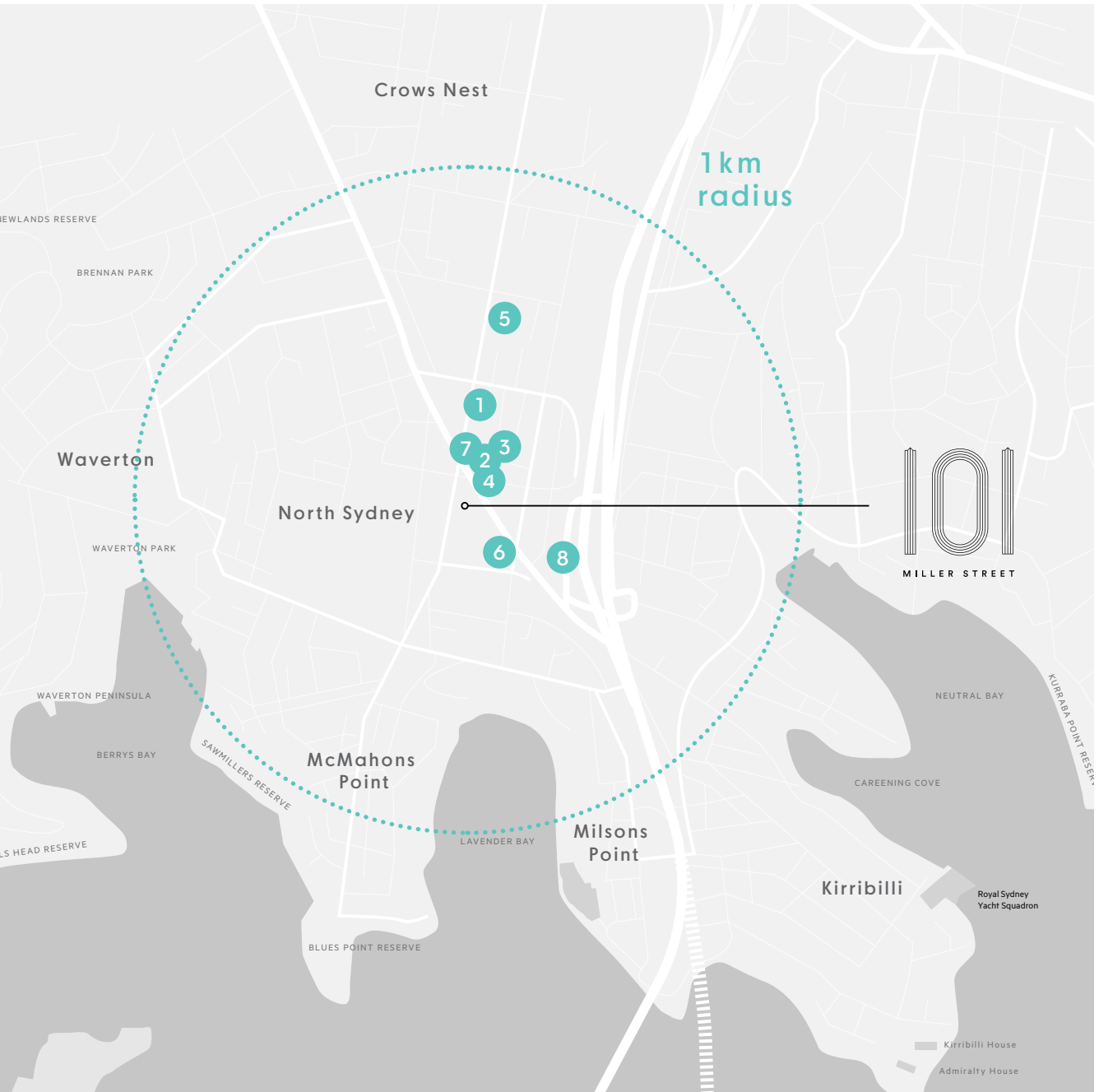
landmark brews

endorphins

green space

accommodation

- 1 Greenwood Plaza
- 2 The Treehouse
- 3 Moorish Blue
- 4 Firehouse Hotel
- 5 Rengaya
- 6 Chivas
- 7 Bel Paese
- 8 Big Stone
- 9 Drink Better Wine



In the Neighbourhood

- **wine & dine**

- 1** Precinct Espresso & Co.
- 2** Bacino Bar
- **top beans**

- 3** Jane Eyre
- **landmark brews**

- 4** The Roots
- **endorphins**

- 5** Garage Cafe
- **green space**

- 6** Underground Espresso
- **accommodation**

- 7** Tropicana Cafe
- 8** Zealous



In the Neighbourhood

- **wine & dine**

- 1** Greenwood Hotel
- **top beans**

- 2** Rag & Famish
- **landmark brews**

- 3** Billy Barry's Hotel
- **endorphins**

- 4** Commodore Hotel
- **green space**

- 5** The Union Hotel
- **accommodation**

- 6** Kirribilli Club
- 7** Five Points Burgers
- 8** The Northside Bunker
- 9** Terrace Hotel
- 10** Alberts



In the Neighbourhood

- **wine & dine**

- 1** Unity Gym
- **top beans**

- 2** Iron Grip Gym
- **landmark brews**

- 3** Anytime Fitness
- **endorphins**

- 4** Vision Personal Training
- **green space**

- 5** Bounce
- **accommodation**

- 6** Fitness First
- 7** Jetts
- 8** Plus Fitness
- 9** North Sydney Olympic Pool
- 10** Harbourside Fitness

101 MILLER STREET

MIRVAC • THE REAL ESTATE



In the Neighbourhood

- **wine & dine**

- 1** Greenwood Plaza Pocket Parks
- **top beans**

- 2** Wendy Whiteley's Secret Garden
- **landmark brews**

- 3** St Peter's Park
- **endorphins**

- 4** Watt Park
- **green space**

- 5** Clark Park
- **accommodation**

101 MILLER STREET

MIRVAC • THE REAL ESTATE



In the Neighbourhood

wine & dine

top beans

landmark brews

endorphins

green space

accommodation

- 1 Rydges Hotel
- 2 Harbourview Hotel
- 3 McLaren Hotel
- 4 Anderledy Lodge
- 5 Serviced Apartments



About the Building Owners

101 Miller Street is jointly owned by Mirvac Group and TH Real Estate; and proudly managed by Mirvac Group.

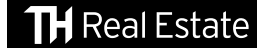
Mirvac Group is a leading, ASX-listed Australian property group, with assets under management currently in excess of \$9 billion. Established in 1972, Mirvac has an integrated development and asset management capability. It owns and manages assets spanning the office, retail and industrial sectors within its investment portfolio, and has exposure to both residential and commercial projects through its development business.

Mirvac's integrated approach means the spectrum of its services span the lifecycle of a project; from planning through to design, development and fit-out, leasing, property management and long-term ownership. The integrated business model also provides an efficient use of resources, ensuring the expertise of key personnel is applied to projects in every state.

Mirvac has a very clear objective to utilise its skill set and create places that respond to the evolving needs of its customers and the community; places that are innovative, sustainable and adaptive to the rapid changes in technology.

With more than 40 years of experience in property, and an unmatched reputation for delivering quality products and service across all of its businesses, Mirvac's name is synonymous with trust, reliability and innovation.

mirvac.com



TH Real Estate is an established investment management company, specialising in real estate equity and debt investment worldwide. With a dedicated global presence including offices across Asia, Europe and the US, we manage c. USD\$94 billion of real estate assets across c.50 funds and mandates.

By combining a global perspective with our dedicated local expertise in real estate, we work hard to deliver innovative investment solutions for our clients. With a focus on the retail, office, logistics, debt and residential sectors, TH Real Estate emphasises sustainable practices to protect assets and maximise their value.

The company is owned by TIAA, a leading provider of financial services with over US\$854 billion in assets under management. TH Real Estate sits under TIAA Real Assets division, alongside other investment management entities such as GreenWood Resources (timber) and Westchester Group Investment Management (agriculture).

threalestate.com

Contact



Greg McManus
Leasing Manager
0421 614 083
greg.mcmanus@mirvac.com
office.mirvac.com



Louise Rowe
Director
0431 010 893
louise.rowe@colliers.com

Frank Sassine
National Director
0408 487 854
frank.sassine@colliers.com
colliers.com.au



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