

VICTORIA



AVENUE



CHATSWOOD

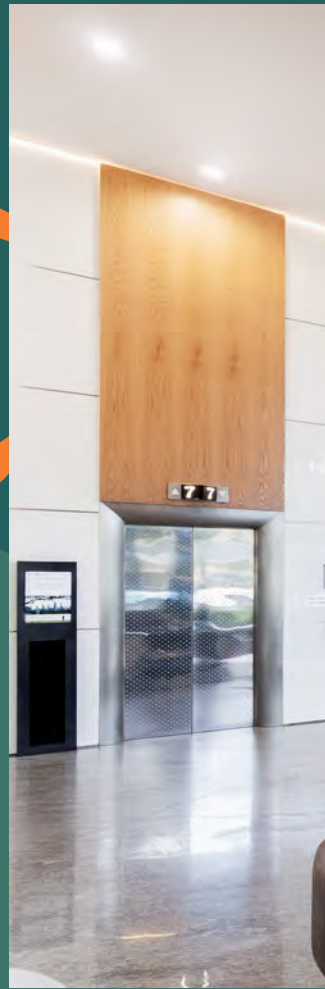


WELCOME TO 475 VICTORIA AVENUE

At 475, you'll find yourself in the heart of a vibrant precinct, blending the best of commercial performance with outstanding amenity.

Sydney's most exciting and well-established mixed-use precinct is just 12kms from the CBD and combines the best of office, retail and residential. Chatswood offers genuine CBD-like activation, with almost direct access to Metro, rail, bus interchange and major freeways.

475 gives you the flexibility to capitalise on opportunity, the strength to grow long-term and the institutional ownership to help support your next office relocation so you can make informed decisions. 475 is where your people feel at home and free to perform at their peak.





A BALANCED WORKSPACE



923^{SQM}

typical floor plate



346

parking spaces



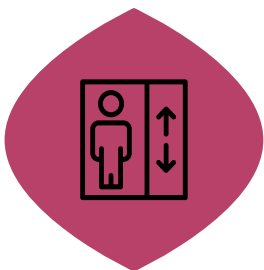
TOWER

presence



GREEN

space on ground plane



8 LIFTS

4x per tower



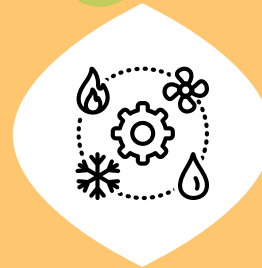
FULL-TIME

onsite facilities manager



MAJOR

internal
refurbishments



MAJOR

HVAC replacement
completed



HOTEL-LIKE

end-of-trip facilities
(Recently completed)



NABERS

energy Rating 3-Stars Tower 1 /
5.5-stars Tower 2



3RD SPACE

new common area
meeting room

FUTURE IN MIND



100%

Renewable electricity for base
building services as of 1 Jan 2024

EMISSIONS PERFORMANCE

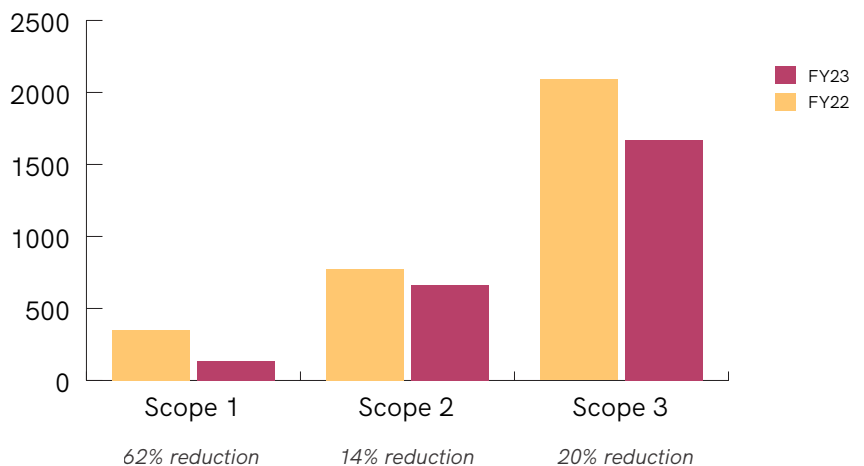
Emissions are tracked for every asset every year to achieve our emissions reduction targets.

These include emissions from:

Scope 1:
Natural gas, diesel and refrigerants

Scope 2:
Electricity usage

Scope 3:
Tenant energy consumption and waste



THIRD SPACES

Newly refurbished third space, end-of-trip facilities and meeting room.



OUR TARGETS

Renewable electricity procurement 80% by 2025 and 100% by 2030 for operationally controlled assets and spaces

Waste diverted from landfill: 75% by 2030
100% by 2040 60% recycling rate by 2040

Net zero operational control by 2035
entire portfolio for scope 1, 2, and 3,
including tenant emissions and embodied
carbon by 2045

BUILDING SUSTAINABILITY INITIATIVES

Waste and recycling portal granular
waste data onsite scales

Asset decarbonisation plan - Complete

Chiller upgrade - Complete

Cooling tower upgrade - Complete

Building Management System (BMS)
replacement - Complete

Proactive removal of ACP (governance) -
Complete

Waste & recycling tenant engagement
workshop & online educational portal -
Complete

End of trip facilities - Complete

Installation of energy efficient lifts -
Complete



The world of work has changed
and the distinctions between
home and the office have blurred.

So many businesses are recalibrating their approach to workplace strategy, looking for premises and precincts that offer the best of both worlds - great retail amenity, brilliant food options and connectivity that slashes the commute for most workers.



Enjoy the space to
hang out and the
space to workout.



NINE TO THRIVE

Your brand can enjoy CBD tower prestige without the inflated price tag, meaning you have more to invest where it really matters. The open floorplates of 475 maximise the opportunities to create different work zones for focus, collaboration and productivity, allowing you to tailor an employee experience that delivers real results.

475 currently comprises two 14-storey, A-grade commercial office towers totalling approximately 24,000 sqm of net lettable area and staggered lease expiries. This offers your business real growth potential and the ability to leverage the flexibility of the space in the future.

One of the most significant trends to emerge from the rise of flexible or hybrid working is the increased uptake of private vehicles for the commute. Fast, private and secure, the car really only offers one downside: where to park? Fortunately, 475 Victoria Avenue offers a further three levels of basement car parking for 346 vehicles, which reflects one space for every 69sqm of lettable area. Compared to almost any other contemporary commercial space in Sydney, this represents a very rare offering indeed.

**NORTH
SYDNEY**

**ST
LEONARD**

TRAIN LINE

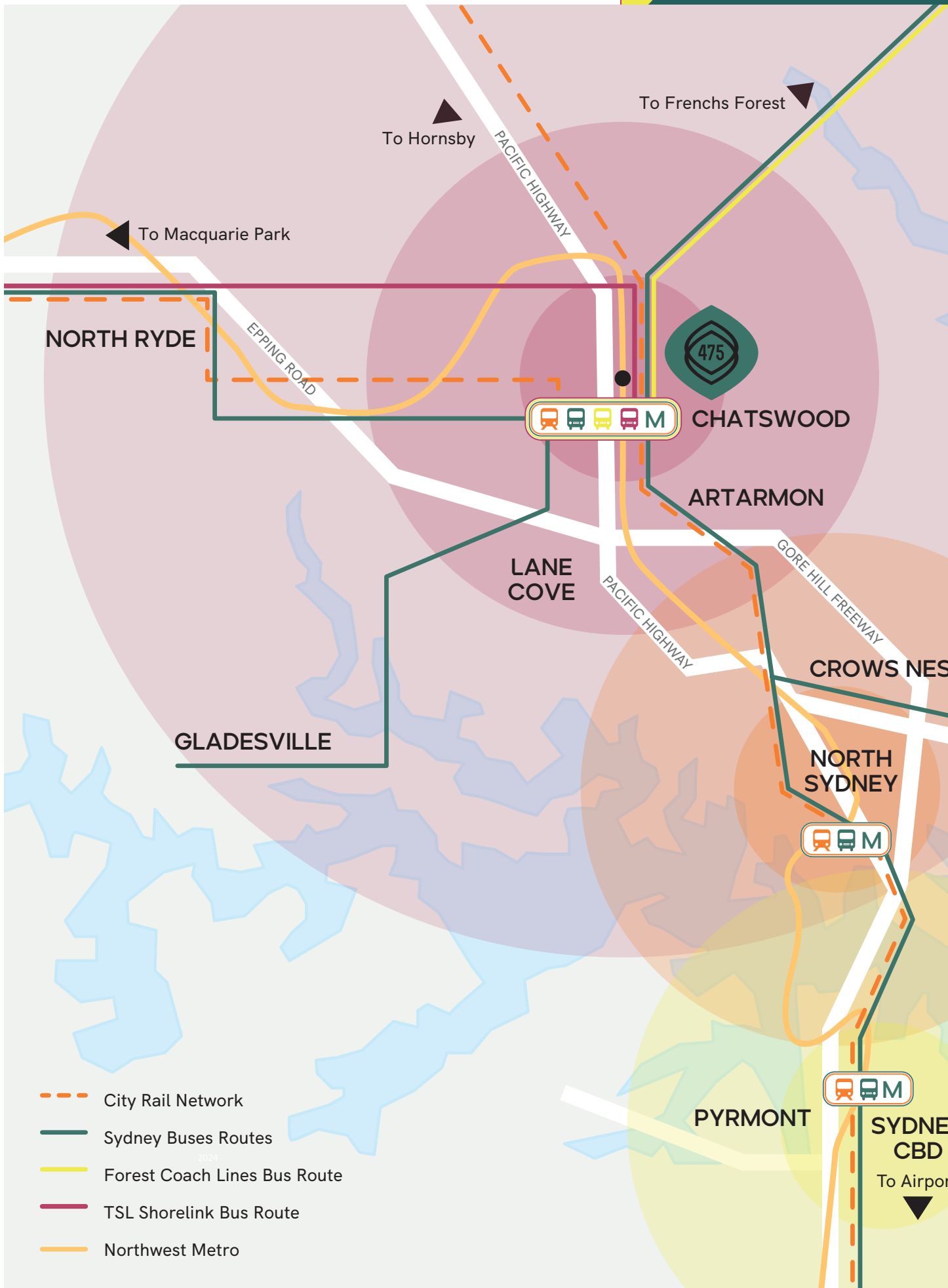
TRAIN LINE

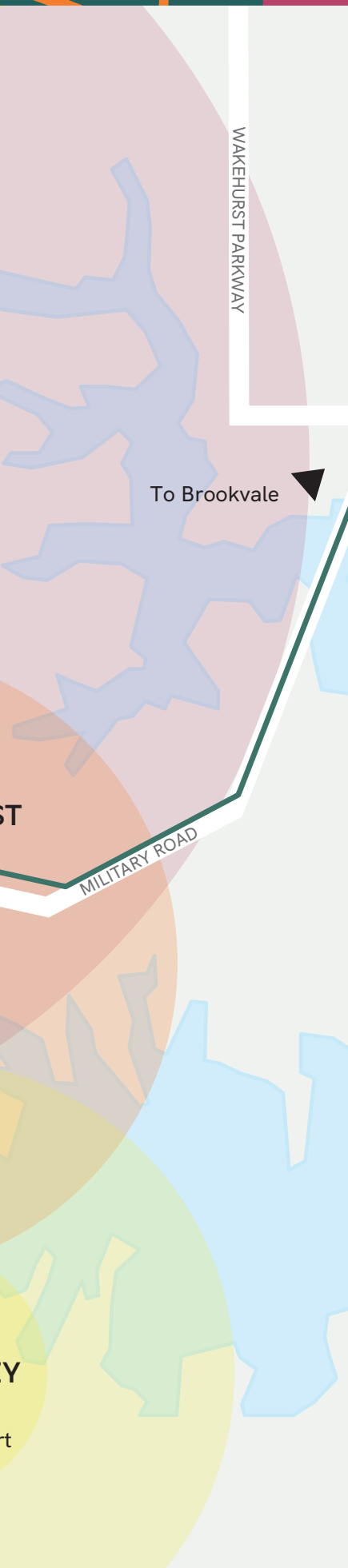
PACIFIC HWY



A RARE FIND







EASY ACCESS BY ROAD OR RAIL

Chatswood is centrally positioned adjacent to the centres of North Sydney, St Leonards and Sydney CBD to the south, the emerging metropolitan areas of North Ryde, Homebush and Rhodes and the Central Coast Line. Located on the North Shore line, Chatswood is well serviced by rail and bus. The Chatswood to Epping Road Link provides greater connectivity. Easily accessible by road, Chatswood is served by the Pacific Highway to the north and south and is within easy reach of the M2 Motorway to the northwest and Gore Hill Freeway, providing access to the Sydney CBD.

Due to open in mid-2024, the Metro Stage 2 will connect Chatswood to Sydenham with estimated travel from Chatswood to Wynyard in approximately 13 minutes and to Martin Place in 14 minutes.

CULTURE AT YOUR FEET



475 Victoria Avenue is a gateway location in Chatswood, with an abundance of amenity in the surrounding precinct.

Located on Victoria Avenue, in Chatswood's CBD, 475 is literally just minutes to all major transport links, international dining, vibrant retail and entertainment plus an abundance of other amenities including banks, post office, medical and more.

Chatswood's biggest attraction, is its food scene. Well-known for authentic cuisine from all parts of South-east Asia, Chatswood has recently had a resurgence, with an influx of restaurants representing all corners of the globe.

LOCAL CAFES

Mel's Kitchen

Distance: onsite

Chachus - Street Food Indian

Distance: onsite

Briskett Cafe

Distance: 40m walk

Salt & Light Cafe

Distance: 200m walk

Westfield Chatswood

Distance: 400m walk

Chatswood Chase

Distance: 950m walk



LOCAL BARS

The Avenue

Distance: 120m walk

The Bavarian

Distance: 80m walk

Chelsea Hotel

Distance: 170m walk

Melting Pot Bar & Bistro

Distance: 170m walk



EAT DRINK SHOP

From fast and fresh grab-and-go options, through to multi-course banquets for team events or client entertainment, Chatswood has you spoilt for choice.



*Distances are approximate only



GREEN SPACE HAPPY PLACE





CROMWELL
PROPERTY GROUP

INTEGRATING OWNERSHIP AND MANAGEMENT FOR A BETTER TENANT EXPERIENCE

Cromwell Property Group operates an internalised property management model which means we take ownership of each asset and each relationship within our property portfolio.

We are focused on providing exceptional service and continually improving the performance of our buildings, passing on cost savings to our tenant-customers.

Because our Property and Facilities Management teams are not outsourced to a third party, as it often is with other landlords, our tenant-customers benefit from:

- Direct contact with the owner and exceptionally run buildings
- Closer relationships and an opportunity to work collaboratively
- Sustainability improvements and innovations
- Mutual interest in commercial benefits
- Opportunities to provide bespoke and tailored solutions
- A landlord who wants tenants to renew leases and has a vested interest in their happiness and flexibility.

Understanding Cromwell's approach to long-term asset management and improvement.

Cromwell's approach is to add value by developing, refurbishing and repositioning or transforming the assets that it owns or manages with the ultimate objective of increasing value. This is done by introducing new technology, upgrading plant and equipment, improving energy efficiency measures and implementing green policies and operations. This gives the asset a new lease of life, brings it up to specification, enhances the tenant experience and importantly preserves the significant sunk carbon cost embedded in the existing structure.



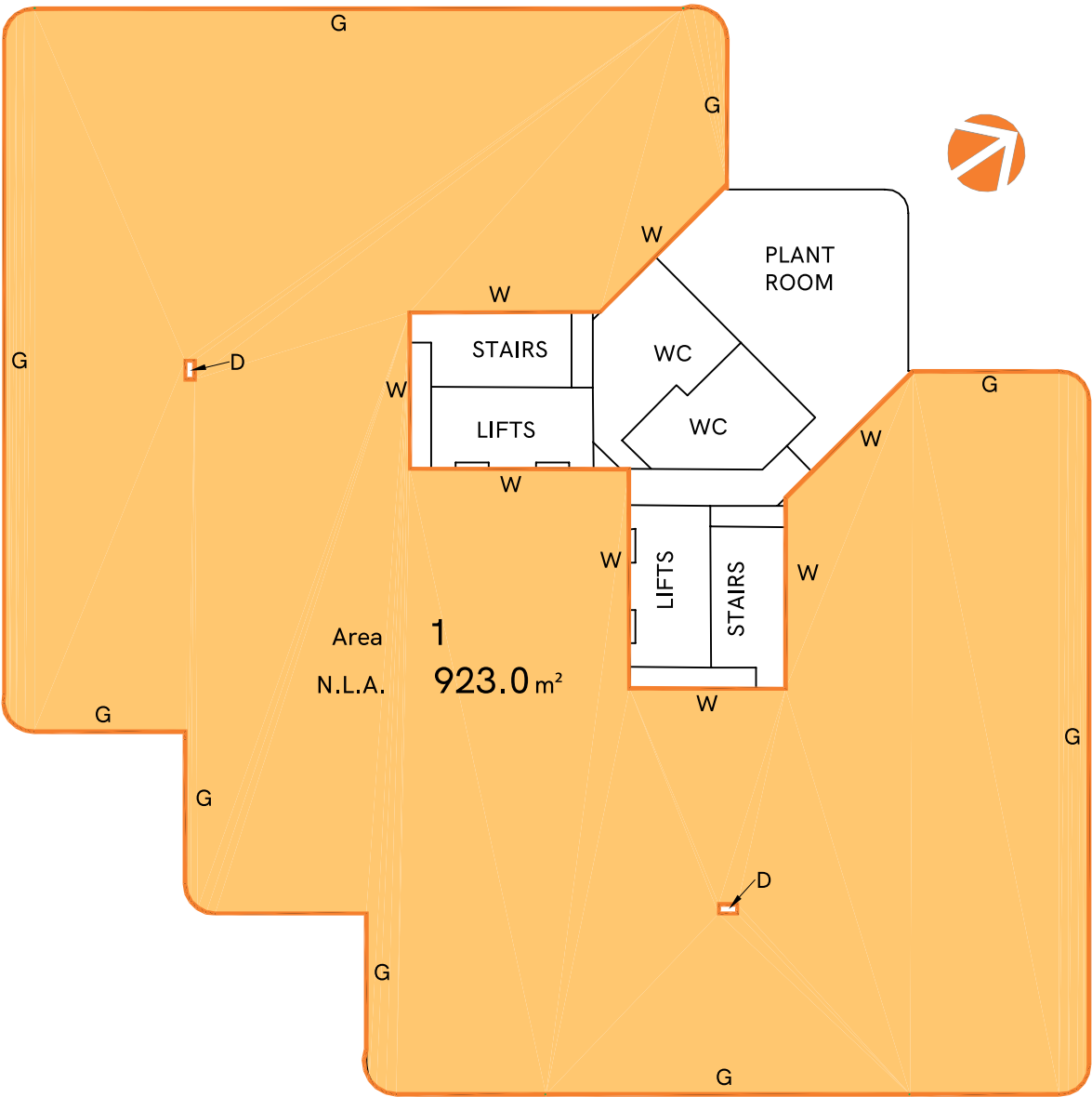


Cromwell Property Group (ASX:CMW) (Cromwell) is a real estate investor and fund manager with operations on three continents and a global investor base.

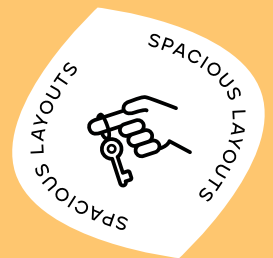
As at 31 December 2023, Cromwell had a market capitalisation of approximately \$1.1 billion, an Australian investment portfolio valued at \$2.4 billion and total assets under management of \$11.4 billion across Australia, New Zealand and Europe.

Cromwell's platform comprises 340+ staff in 19 offices in 15 countries across Australia, New Zealand and Europe. Total Assets Under Management (AUM) are AUD \$11.4 / €7.0 billion, diversely spread across a range of sectors including Office, Retail, Industrial/Logistics, Property Securities and Other. The portfolio comprises of 210+ assets let to more than 2,100 tenants.

TYPICAL FLOOR PLATE



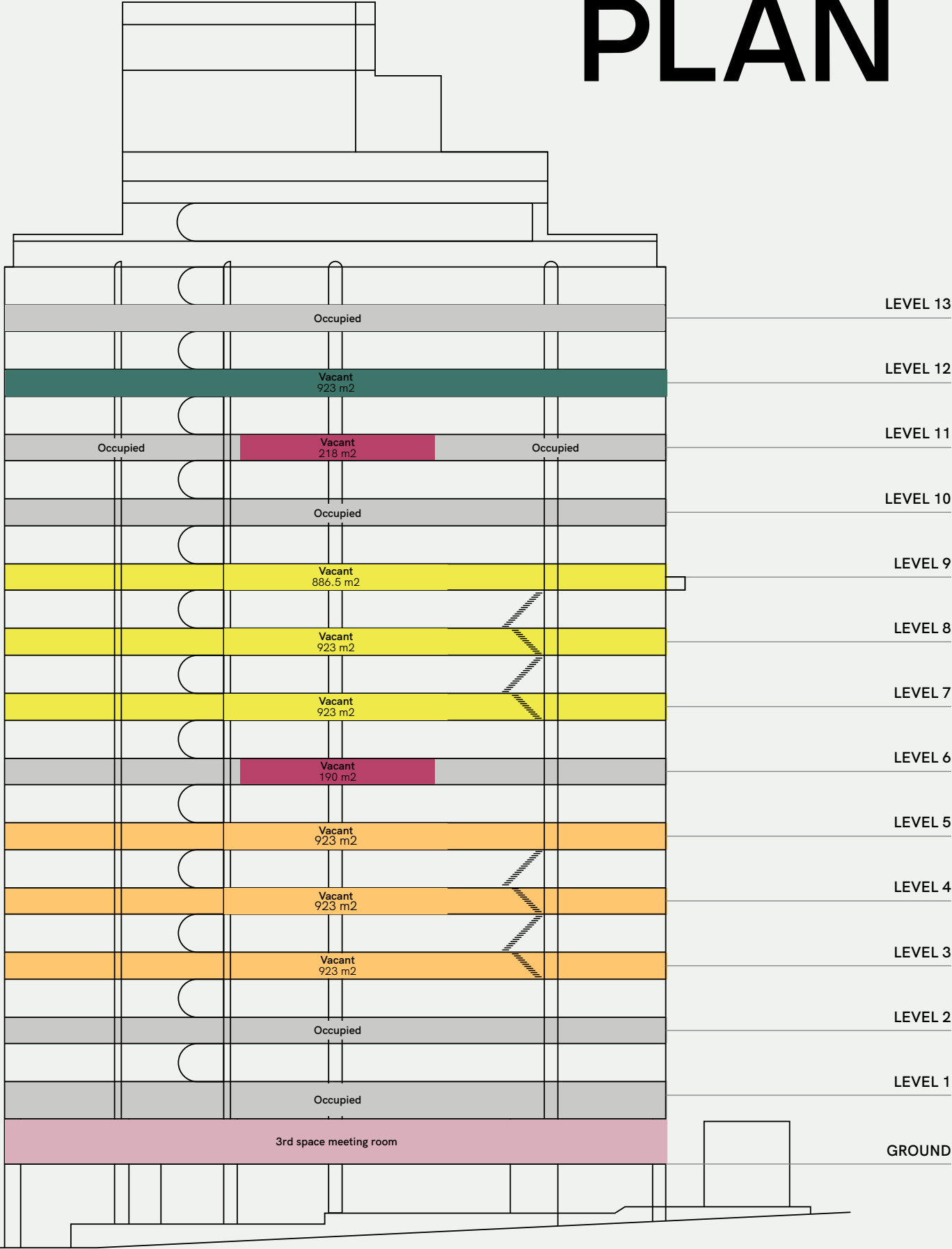
CREATE A FUTURE OF WORK THAT WORKS FOR YOU



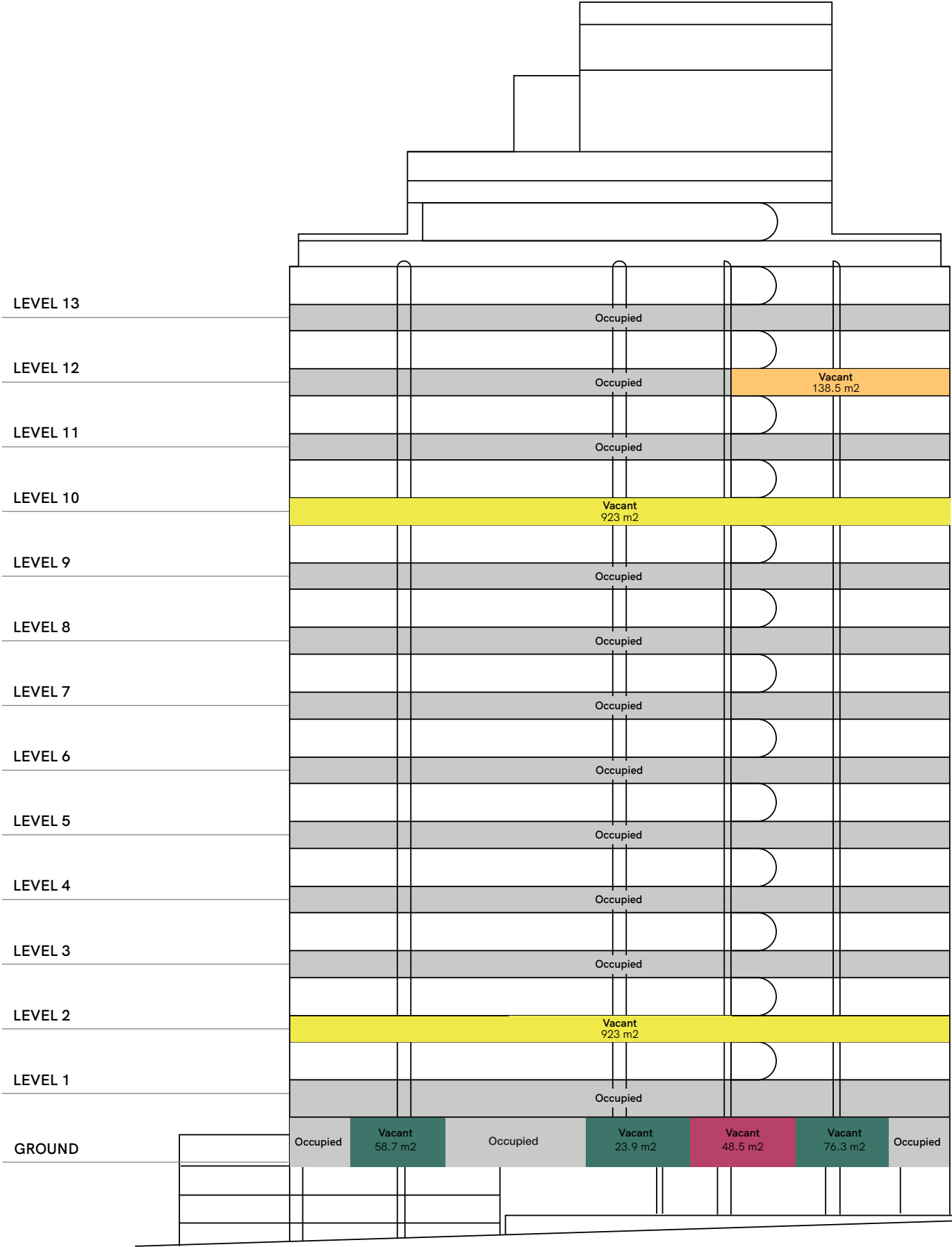
Whether you're looking to re-establish your team together, provide a touchdown space or design a new type of 'hub & spoke' flexible workspace altogether, 475 has the options and Cromwell has the expertise to make your plans happen, seamlessly.

TOWER 1

STACK PLAN



TOWER 2



BALANCE YOUR WORK LIFE





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