

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



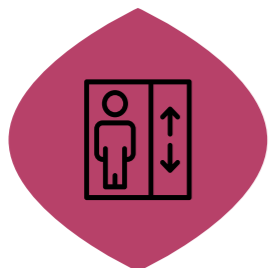
TOWER

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 4.5 Stars Tower 1 /
5.5-stars Tower 2



3RD SPACE

new common area
meeting room



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.



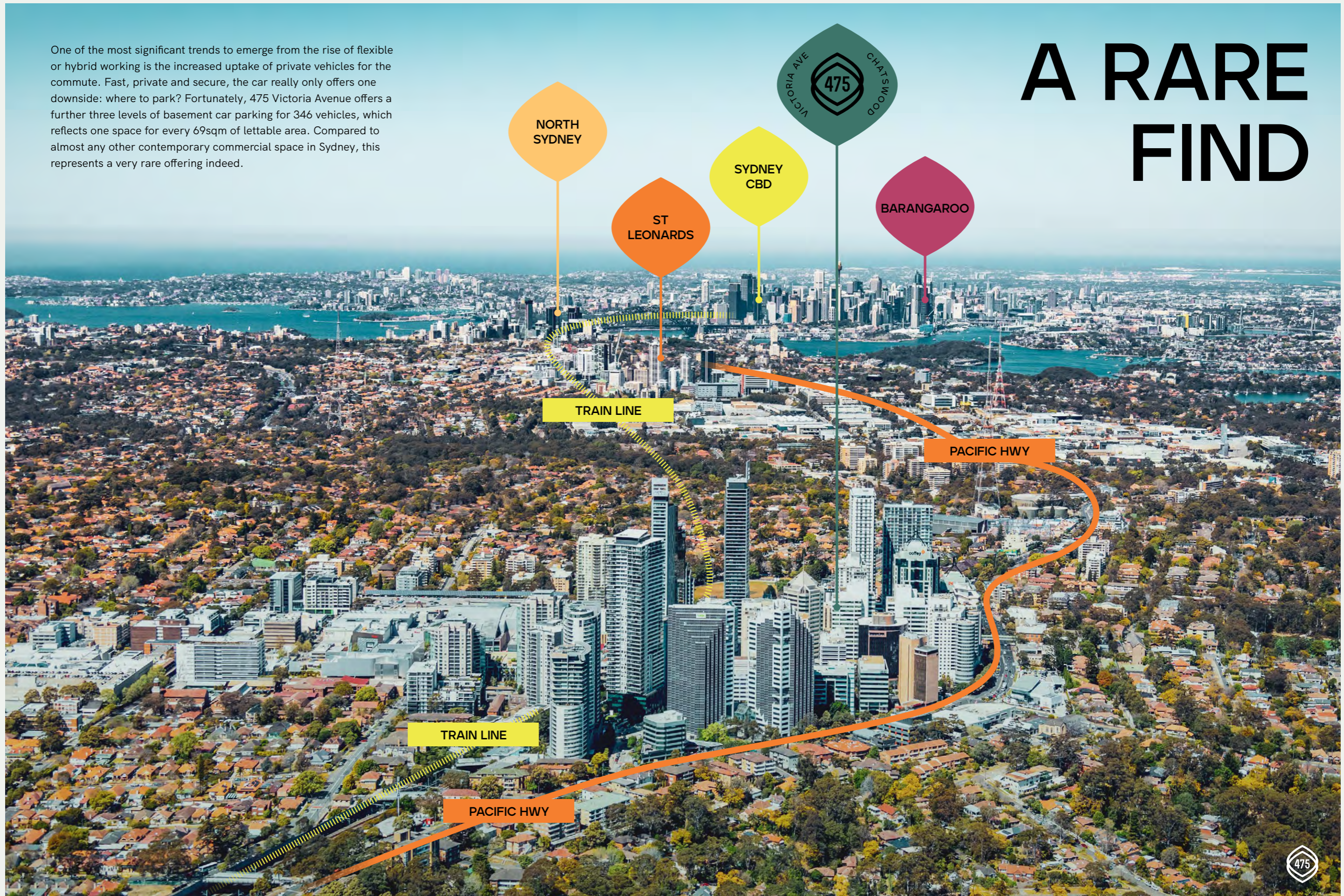
NINE TO THRIVE

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.

A RARE FIND



NORTH SYDNEY

ST LEONARDS

SYDNEY CBD

BARANGAROO

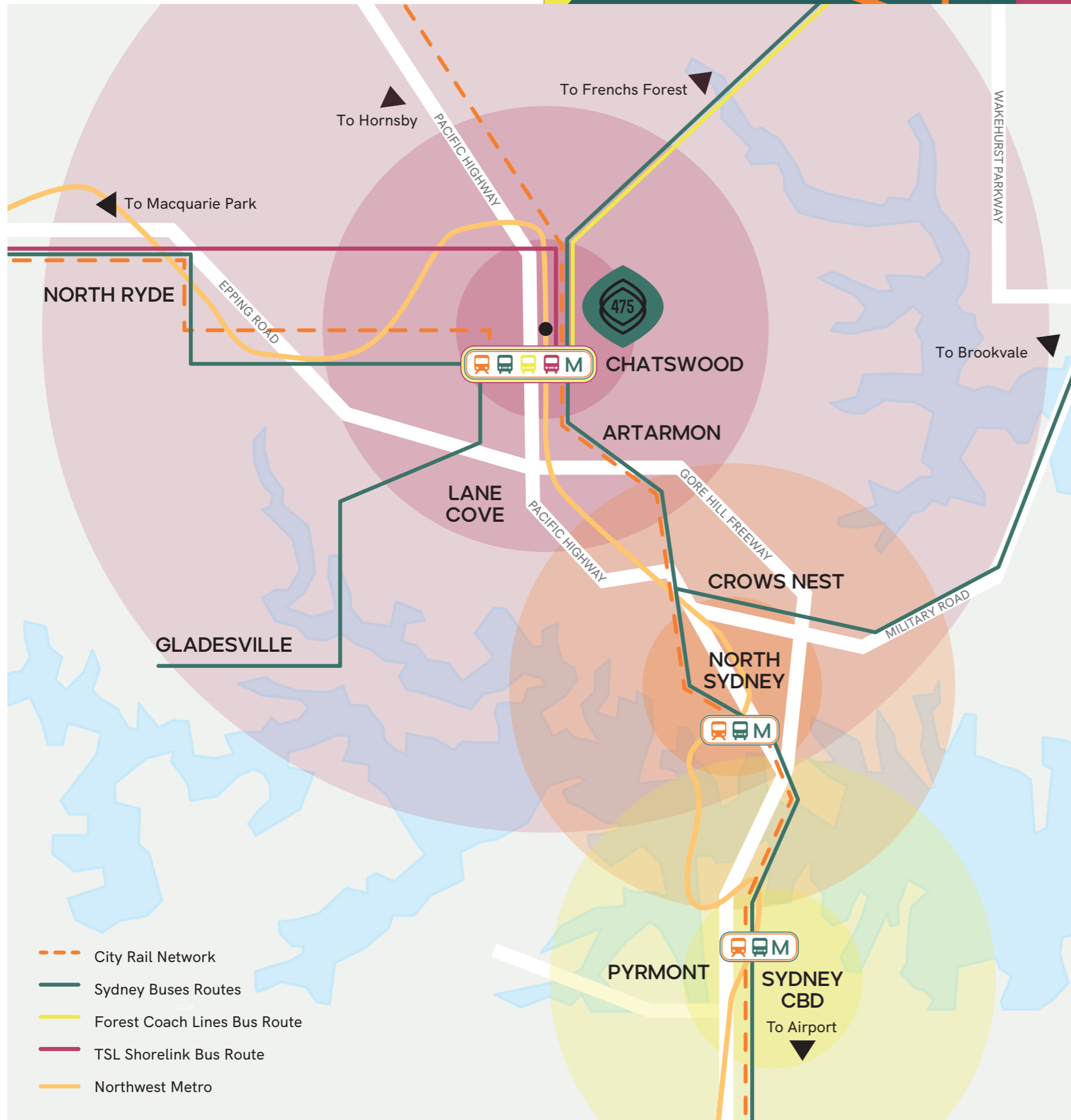
TRAIN LINE

PACIFIC HWY

TRAIN LINE

PACIFIC HWY

475



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.

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 CAFÉS

Carmela's Kitchen

Distance: onsite

Briskett Café

Distance: 40m walk

Salt & Light Café

Distance: 200m walk

Locomotion Coffee

Distance: 200m walk

Westfield Chatswood

Distance: 400m walk

Chatswood Chase

Distance: 950m walk



LOCAL BARS

The Avenue

Distance: 120m walk

The Bavarian

Distance: 180m walk

Chelsea Hotel

Distance: 170m walk

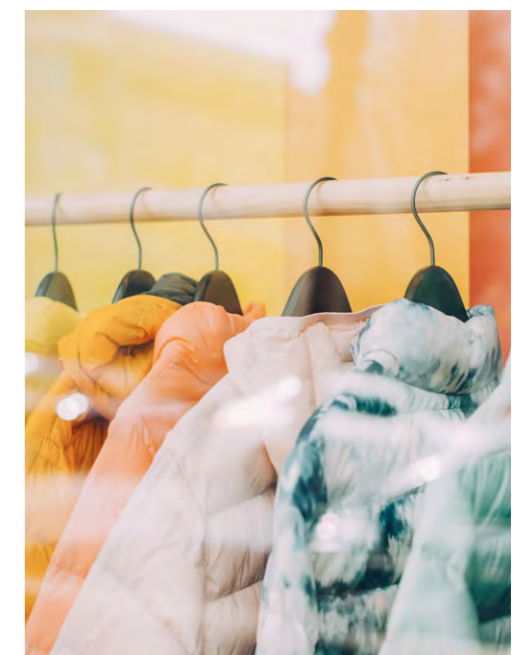
Melting Pot Bar & Bistro

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: 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.

Cromwell is included in the S&P/ASX200 and as at 30 June 2023, Cromwell had a market capitalisation of approximately \$1.4 billion, an Australian investment

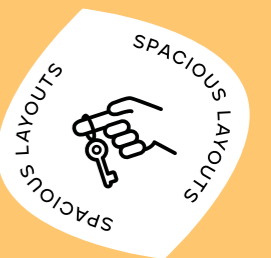
portfolio valued at \$2.6 billion and total assets under management of \$11.5 billion across Australia, New Zealand and Europe.

Cromwell's platform comprises 350+ staff in 19 offices in 15 countries across Australia, New Zealand and Europe. Total Assets Under Management (AUM) are AUD \$11.5 / €7.0 billion, diversely spread across a range of sectors including Office (61%), Retail (9%), Industrial/Logistics (24%), Property Securities (3%) and Other (3%). The portfolio comprises 210+ assets let to more than 2,100 tenants.

TYPICAL FLOOR PLATE



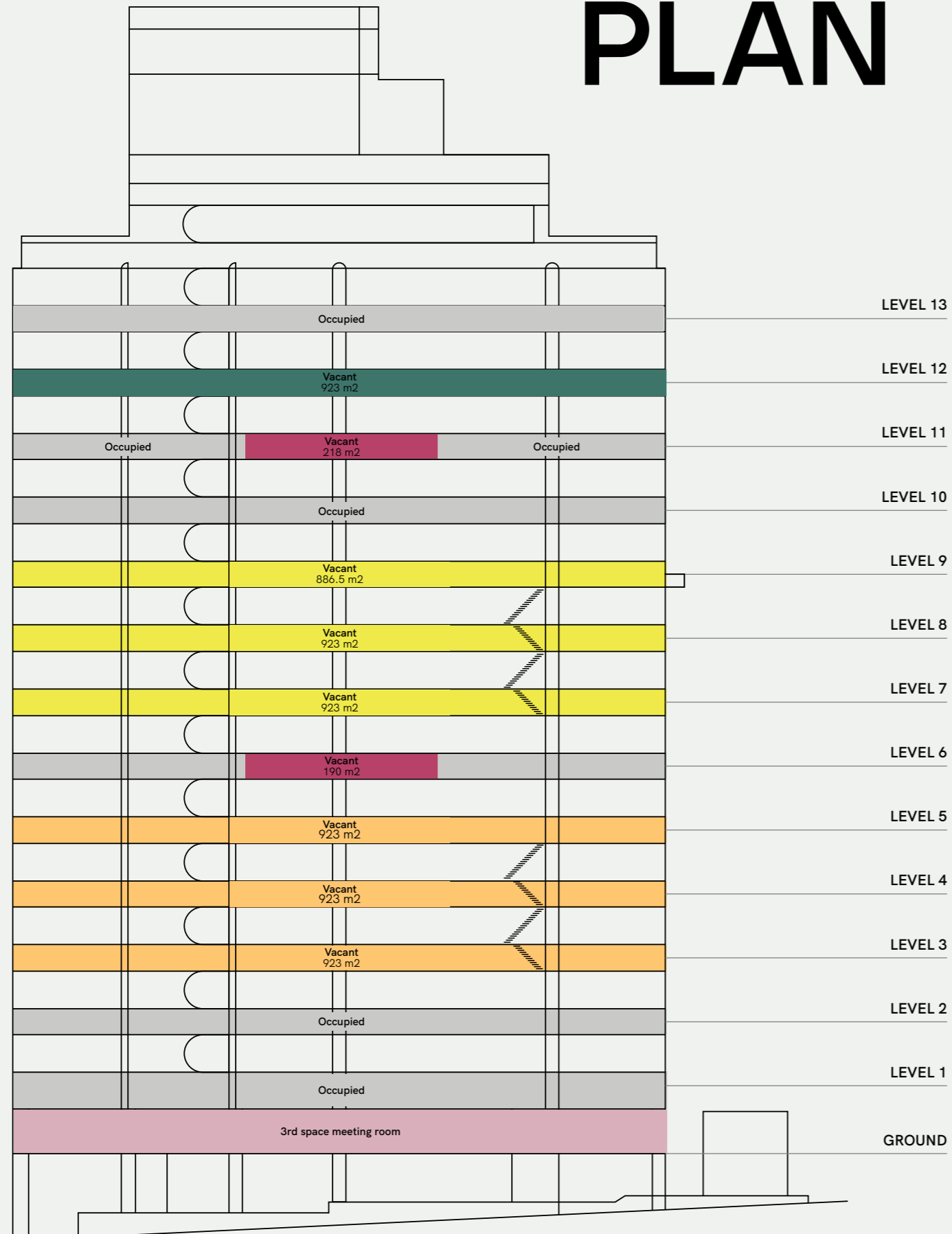
CREATE A FUTURE OF WORK THAT WORKS FOR YOU



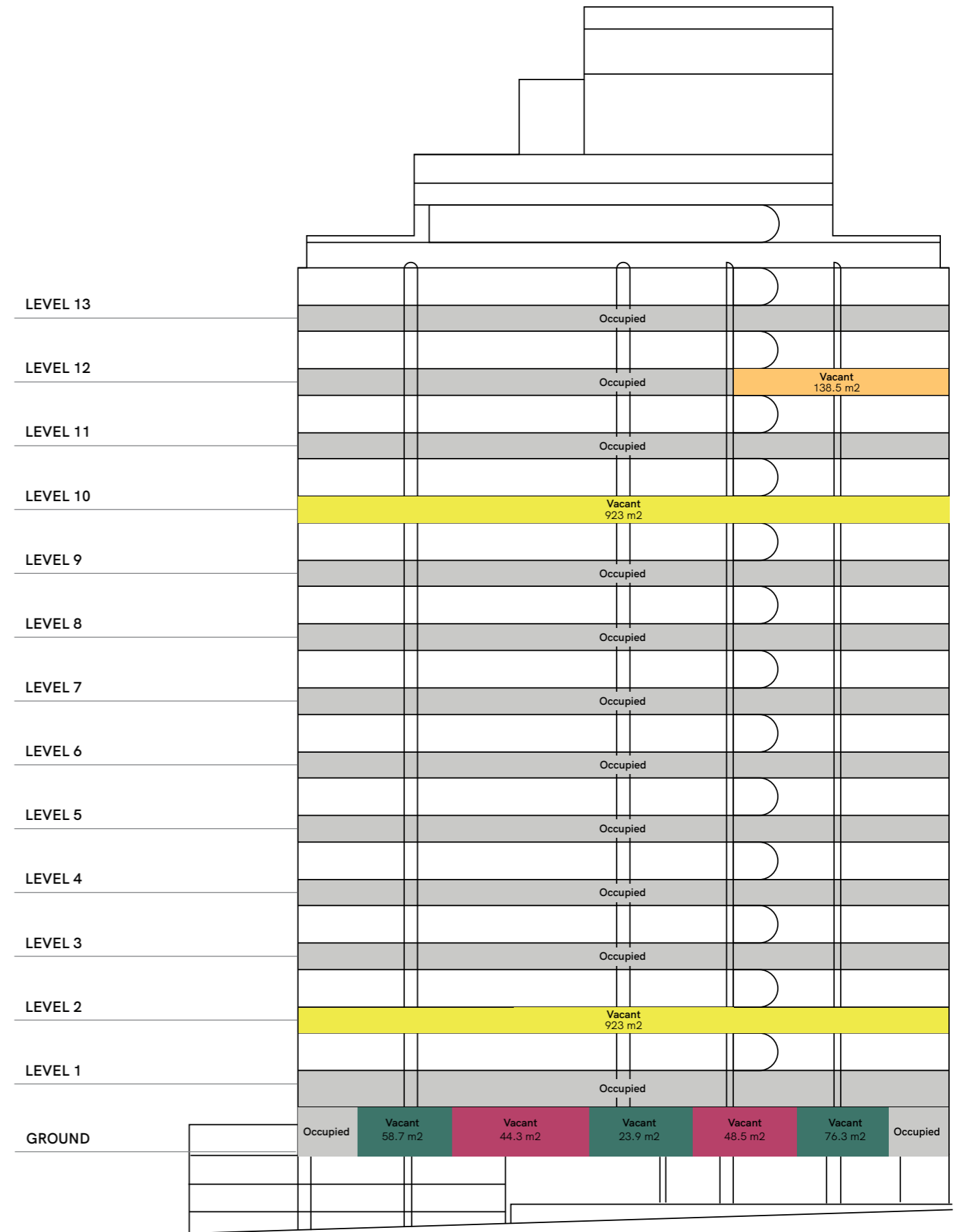
Whether you're looking to re-establish your team together, provide a touchdown space or design a new type of 'hub & spoke' flexible workspace altogether, 475 has the options and Cromwell has the expertise to make your plans happen, seamlessly.

STACK PLAN

TOWER 1



TOWER 2



BALANCE YOUR WORK LIFE



DISCLAIMER: This document has been prepared by Cromwell Property Services Pty Ltd ACN 080 159 280 (Cromwell) in its capacity as agent for Cromwell BT Pty Ltd (as custodian of the Cromwell Diversified Property Trust) and Asia Property AU 2 Pty Limited (as trustee of the Odyssey Sub Trust) for advertising and general information only. Cromwell does not guarantee, warrant or represent that the information contained in this document is correct. Any interested party should undertake its own enquires as to the accuracy of the information. Cromwell excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damage arising therefrom.

