

ASX Announcement and Media Release

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Cedar Woods Properties Limited

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- Cedar Woods is commencing stage 1 of a shopping centre development at Williams Landing.
- The first stage of the centre is 8500sqm in area, anchored by a Woolworths supermarket and includes 1800sqm of office space.
- Commencement of the shopping centre marks a significant further step towards delivering a vibrant town centre for Williams Landing.
- Leasing enquiry has been strong with many prospective tenants vying for the 20 shops and office space.
- Hacer Group has been selected to build the first stage following a tender process.

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Cedar Woods to develop new shopping centre at Williams Landing

Cedar Woods has achieved another milestone at Williams Landing with the appointment of a builder that will deliver stage 1 of a retail and commercial development. The Hacer Group has been selected to build the project at a construction cost of \$19.7m, commencing in early 2014, with completion expected in early 2015.

The project's first stage consists of an 8,500 square metre development and includes a 4,200 square metre Woolworths store, 20 specialty retail stores and commercial office space. The shopping centre has been designed to expand with the delivery of future stages as the catchment matures.

Nathan Blackburne, Victorian State Manager of Cedar Woods, said the commencement of the shopping centre marks a significant further step towards delivering a vibrant town centre for Williams Landing.

"We've positioned the Williams Landing Town Centre as a premium commercial and retail hub for Melbourne's west, and the shopping centre is a major part of the overall vision. The shopping centre will supplement the Masters store which we recently completed at the project and combined they will be a catalyst for other activity in the town centre area.

"This first stage of the shopping centre is the second development in the town centre which is also expected to include a medical centre, offices, restaurants, entertainment and medium density residential. The residents of Williams Landing and surrounding suburbs will be pleased to have a well designed and conveniently located centre at the project.

"Hacer Group has an excellent track-record, having recently completed the Masters Home Improvement store at Williams Landing for Cedar Woods and other similar projects." Mr Blackburne said.

Rob Pitts, Hacer Director, said "We are very pleased to be awarded the contract for stage 1 of the construction of the Williams Landing Shopping Centre and looks forward to assisting Cedar Woods in delivering this significant addition to the new town centre in Melbourne's west."



The first stage of the shopping centre development is expected to generate more than 200 construction jobs and provide a further 330 ongoing jobs once the retail and commercial complex is opened in 2015.

Included within stage 1 of the shopping centre project is a two level building that will deliver around 1,800sqm of office space. Mr Blackburne said that interest in both the office tenancies and specialty shops had been strong.

"Leasing enquiry has been strong with many prospective tenants vying for the 20 shops and for the office space. The exceptional trade area growth statistics, the proximity to the new train station and freeway interchange and the lack of existing high quality office space are all driving demand".

The retail and commercial development is supported by independent economic forecasts that have assessed growth in trade retail expenditure for Wyndham at an average of 7.8% annually over the next 13 years which is much higher than the expected Victorian average of 4 - 4.5% pa.

Further stages of the centre are expected as the market matures, with planning for later stages including a Big W store and additional specialty shops. Cedar Woods will build commercial and retail assets at Williams Landing where the development of those buildings is consistent with estate master plan objectives. Long term ownership of the shopping centre and other town centre assets will be balanced against the company's capital management objectives and acquisition opportunities. The retail and commercial developments may be sold once they have achieved their amenity objectives and their valuations have matured, with disposals likely to become a regular component of the company's revenue stream.

Cedar Woods continues to maintain a strong balance sheet and has the on-going support of its financiers to undertake this project in conjunction with existing acquisition and development activities.

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