



MEDIA RELEASE

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FKP to buy St Leonards property

FKP Property Group's Funds Management division today announced it had entered into an agreement to buy a \$7.5 million commercial office building in St Leonards for its Core Plus Fund Two.

The three storey building at 18-24 Chandos Street has a net lettable floor area of 2,010 sqm of office space as well as 39 underground car park spaces for tenants.

FKP Executive General Manager, Funds Management Mr Adam Learmonth said a planned upgrading of the building would allow it to reach its market potential.

"This building is just 150 metres from St Leonards railway station, but its appeal has been limited by the lack of a lift for tenants and dated fitout," said Mr Learmonth.

"Installing a modern lift will be one of the elements of a major refurbishment we plan to undertake, that will be timed to coincide with a resurgence we believe is due to occur in the St Leonards office market."

St Leonards is one of the last remaining office markets still waiting to benefit from the improving fundamentals of the Sydney CBD office market.

The current revitalisation on the northern side of the Pacific Highway, driven by the upgrading of the train station and Forum development has seen a residential influx that has helped provide better amenity and lifestyle for existing and prospective commercial tenants.

The surrounding area and particularly Willoughby Road provides a great variety of retailers including fashion, fine dining, communications, travel and general convenience to cater for the fast growing residential population.

For further information:

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FKP Funds Management is a core division of FKP Property Group. The Funds Management division is the Responsible Entity for three managed investment schemes – FKP Property Trust, FKP Commercial Property Trust No 1, and the FKP Core Plus Trust. FKP Funds Management has in excess of \$800 million under management, across 26 assets and three joint venture development projects strategically located in the Sydney, Melbourne and Brisbane markets.

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