

# 1, 2 & 3 BEDROOM **APARTMENTS**

<b>Chapter 01 – Design Vision</b>	05
<b>Chapter 02 – Location</b>	15
<b>Chapter 03 – Apartments</b>	39
<b>Chapter 04 – Amenities</b>	59
<b>Chapter 05 – Project Partners</b>	79
<b>Chapter 06 – Contact</b>	84

Each artist impression in this document is provided for illustrative purposes only. The information, plans, configurations, images, renders, views, artist impressions and diagrams in this document must be read and considered in a conjunction with the disclaimers on page 84 of this document. Purchasers should carefully check the building plans and specifications included in the contract of sale before signing it. To the extent there is any inconsistency between an image, render or artists impression in this brochure/plan and the Contract of Sale, the Contract of Sale version prevails.



CHAPTER 01  
**DESIGN VISION**



R. Iconic from Normanby Rd.

R. Iconic represents a glittering marker of change for apartment living through an exclusive amenity offering in this changing pocket of South Melbourne.

## AN UNMATCHED OFFERING A STORIED ADDRESS

Situated on prime park frontage between the city and the bay, R. Iconic is surrounded by established tree-lined streets and within walking distance of the very best that Melbourne has to offer.

Located close to the historic South Melbourne Market, Port Melbourne Beach, Albert Park Lake, Melbourne's CBD and Arts Precinct, the R. Iconic community is perfectly positioned to take advantage of the city with ease and convenience.

R. Iconic's beautifully appointed 1, 2 and 3 bedroom apartments present unobstructed views of the bay, with sweeping vistas of surrounding parklands and the CBD.

With residents' well-being a guiding philosophy of R. Iconic, the residential amenity program includes a 1-acre private, elevated parkland complemented by hotel-styled amenities covering all facets of life.

The distinctive amenity offering fosters vibrant community and social living, with private dining garden pavilions, a private dining room, an outdoor swimming pool and infinity running track, as well as a host of carefully considered, pre-eminent shared amenities that facilitate precious time for living.

R. Iconic, a distinctive building, apartments and lifestyle, unrivaled and unmatched.



R.Icnic, a celebration of architecture.

## A THOUGHTFUL DESIGN RESPONSE

Presenting an unprecedented opportunity for modern living in a cherished neighbourhood, the building commands protected views of Port Melbourne Bay, the CBD and the neighbouring low-rise skyline, tracing a green swathe of parkland in its view line to the bay and horizon beyond.

The defining sloped roofline, both serenely sculptural and functional, intelligently opens to stunning water views, whilst providing a greater sense of space.

Experience the serenity of natural light and capitalise on spacious interiors and views.



1 Bedroom Apartment.

The interiors of the R.Iconic building are a testament to the power of natural light and open living spaces. Floor-to-ceiling, double glazed windows allow for ample sunlight to flood the interiors, creating an airy and inviting atmosphere. The spacious living areas are expertly designed, with an emphasis on functionality and modernity.

Placed in the heart of one of Melbourne's most loved and established suburbs, R.Iconic is a state-of-the-art residential development boasting access to the very best Melbourne has to offer.

From first-class amenities to an abundance of calming green spaces, the lifestyle opportunities at R.Iconic are endless.



Turning a new page for South Melbourne, R.Iconic establishes a soaring focal point for the story of one of the city's oldest and most exciting suburbs.

R.Iconic's distinctive form settles into the Melbourne skyline respectfully, adhering to the architectural codes of the city.



# CHAPTER 02

## **LOCATION**



Normanby Road serves as the link between the city and South Melbourne, which is now recognised as Australia's largest urban growth precinct.

## A COMMUNITY OF CONVENIENCE

### **A neighbourhood where character & convenience align.**

R.Iconic's neighbourhood boasts access to all that makes Melbourne the celebrated city that it is. The array of amenities in the immediate area, including the treasured South Melbourne Market, mean everyday necessities are sorted, while premium offerings are also in abundance, with some of the city's favourite spots for dining, wine and entertainment all within walking distance.

South Melbourne fuses the best of both worlds, combining the vibrancy of the city with the relaxation of the bay. As a result of this versatile lifestyle, both individuals

and internationally recognised developers have flocked to the area, illustrating the value of this highly sought-after suburb. Excitingly for new residents and for locals who've been in the area for years, investment in the locality has had a positive flow on effect within the community, improving the retail, wellbeing and lifestyle offerings of the area.

Normanby Road will be transformed into a lively street with safe pedestrian access and a key cycling connection through the precinct, bordered by pristine landscaping to breathe light and leafiness into this contemporary space.



Artist's Impression – Coles Local & Liquorland.



Whatever you need at your fingertips.

**Coles Local.**

Enjoy the convenience of a Coles Local grocery store right on your doorstep. As one of Australia's leading retailers, Coles Local provides high quality produce for customers right across the country, and will now provide their services to both the residents of R.Iconic and the locals of South Melbourne.



**Liquorland.**

Ideally positioned for sunset tipples or last-minute celebrations, Liquorland offers residents an extensive selection of wine, beer, and spirits, all just a few steps away from their front door.



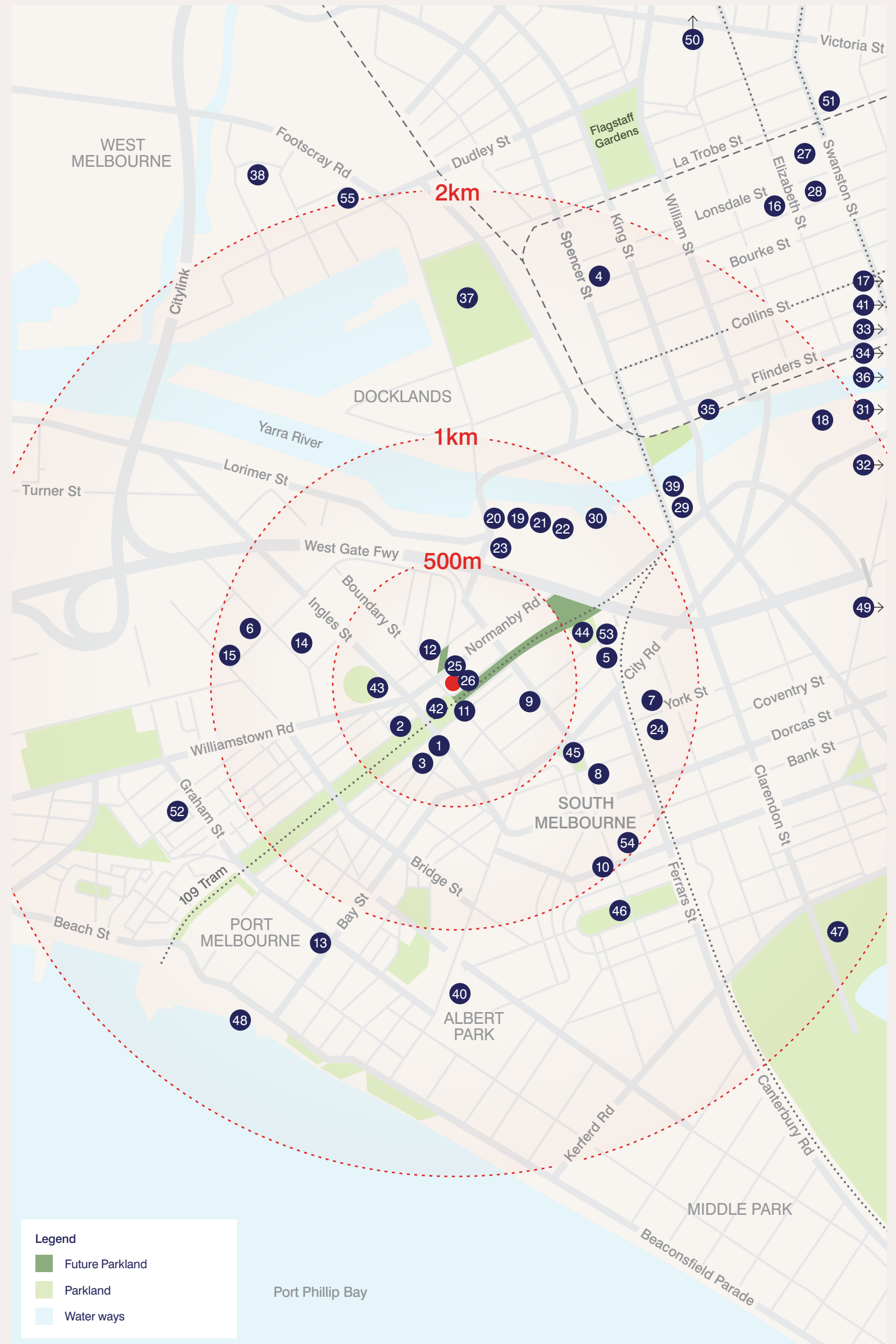
**Celebrate the outdoors and relish the acres of new green open spaces, reserves and public parklands that border R.Iconic.**

Normanby Road serves as the link between the city and South Melbourne, which is now recognised as Australia's largest urban growth precinct.

Both the Montague precinct and Normanby Road are slated to be completely transformed into a fully landscaped space that's both visually

striking and pedestrian friendly, ideal for bookending the day with a morning and evening stroll. This rejuvenation will extend to Woodgate Street along the south-east boundary of R.Iconic, allowing residents to enjoy the calming qualities of thoughtfully crafted green spaces.

Nestled in an idyllic pocket of South Melbourne, R.Iconic provides a compelling lifestyle offering for residents, with access to the very best Melbourne has to offer.



**Café's & Dining**

1. Rubira's
2. North Port Hotel
3. Railway Club Hotel
4. Higher Ground
5. Komeyui
6. CBCo Brewing
7. The Albion
8. O'Connells Hotel
9. Golden Fleece Hotel
10. Montague Park Food Store
11. Foxtrot Café
12. Half Acre
13. Ciao Cielo
14. Starward
15. Frontside Food & Wine
16. Kirk's Wine Bar
17. Hazel
18. DOC Pizza & Mozzarella Bar
19. The General Assembly
20. Melbourne Cellar Door
21. Melbourne Public
22. South Wharf Promenade

**Shopping & Retail**

23. DFO South Wharf
24. South Melbourne Market
25. Coles Local at R.Iconic
26. Liqourland at R.Iconic
27. Melbourne Central
28. Emporium

**Entertainment**

29. Crown Melbourne
30. Melbourne Convention & Exhibition Centre
31. Arts Centre Melbourne
32. National Gallery of Victoria
33. ACMI
34. Melbourne Cricket Ground (MCG)
35. Sea Life Melbourne Aquarium
36. Melbourne & Olympic Parks
37. Marvel Stadium
38. HOYTS Docklands
39. Village Cinemas Crown
40. Sunset Cinema Melbourne
41. Hosier Lane

**Parks & Recreation**

42. Fennell Reserve
43. North Port Oval
44. Kirrip Park
45. Sol Green Reserve
46. St Vincent Gardens
47. Albert Park
48. Port Melbourne Beach
49. Royal Botanical Gardens

**Education**

50. University of Melbourne
51. RMIT Melbourne
52. Port Melbourne Primary School
53. South Melbourne Primary School
54. Galillee Regional Catholic Primary School
55. Docklands Primary School

At the heart of South Melbourne, a bustling community lies. Home to Melbourne's oldest continuing market, where locals and tourists alike come to immerse themselves in the sights, sounds, and flavors of the city.



[01]  
The Albion

[02]  
Golden Fleece Hotel

[03]  
Golden Gate Hotel



[02]

**CULINARY  
CROSSROADS,  
COSMOPOLITAN  
COMMUNITY**

South Melbourne has become the hub for Melbourne's great food and culture. Home to one of Melbourne's star attractions, the South Melbourne Market, the suburb is awash with a deep-rooted foodie scene, from fine dining establishments to hidden gems popular with locals.

A nexus for art, culture and entertainment, rich in heritage and botanical beauty, R.Iconic is a welcome addition to its distinguished neighbourhood.



[03]

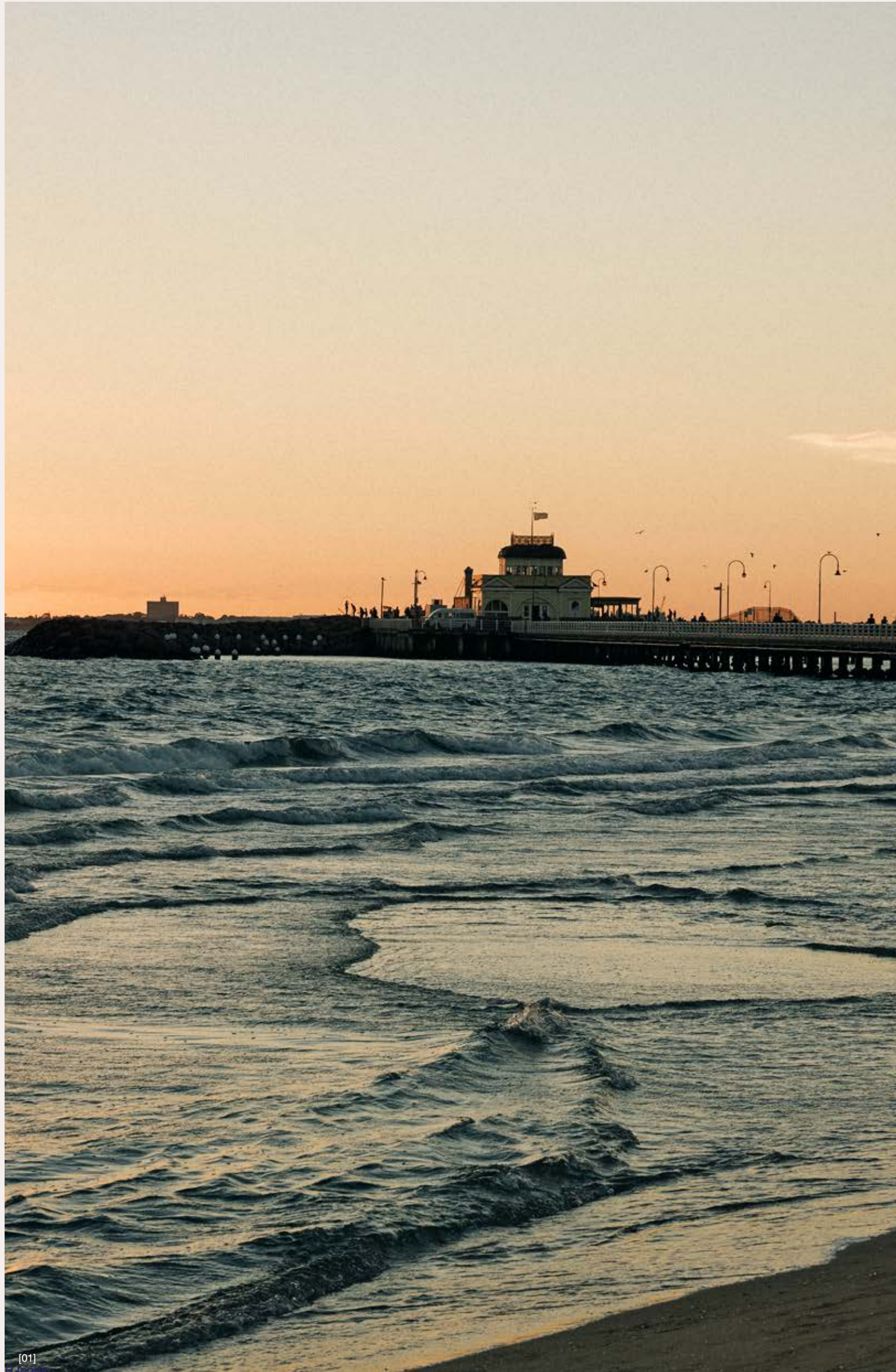


[01]  
Bellota Wine Bar

[02]  
Half Acre

[03]  
South Melbourne Markets



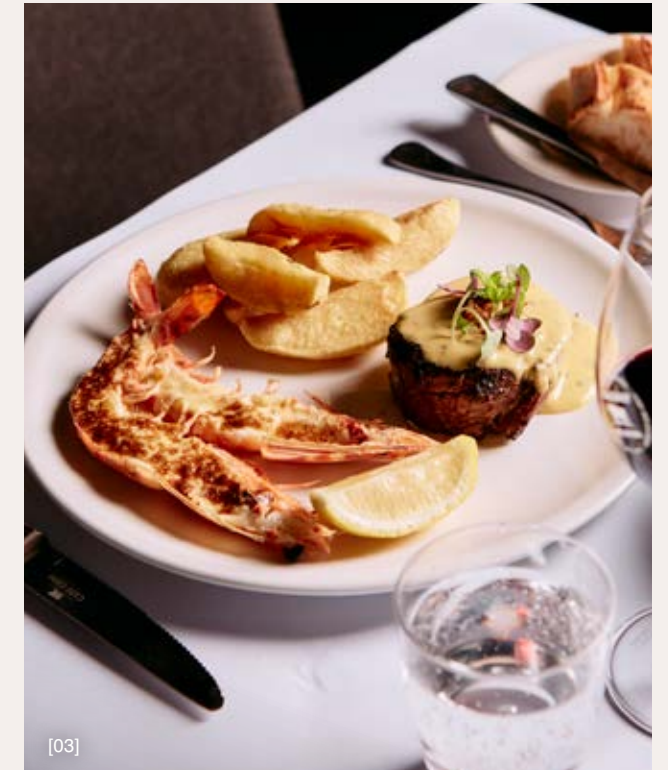


[01]

Port Melbourne offers a wealth of gourmet culinary experiences and hidden gems waiting to be discovered. Stunning views of the bay will leave you enchanted and eager to explore.



[02]



[03]

[01]  
Port Phillip Bay

[02]  
Ciao Cielo

[03]  
Railway Club Hotel

## FINE DINING AND LOCAL FAVOURITES

When strolling along the stunning esplanade that lines Port Melbourne Beach, you'd be forgiven for thinking you were further than just a few kilometres from the city. Set against the picturesque backdrop of the bay, Port Melbourne is the ideal spot to soak up the sunshine and salty sea air without travelling far from R.Iconic. Treat yourself to a leisurely bike ride along the coastline, brave the cool waters for a refreshing morning swim, or enjoy a bite at one of the many popular eateries dotted along the bay.



Whether you're exploring laneways or indulging in world-class dining, Melbourne CBD is a vibrant hub that will leave you captivated and inspired by all the city has to offer.



## GOURMET DINING AND MELBOURNE'S BEST EXPERIENCES

Bask in the unique energy of one of the most exciting cities in the world. A melting pot of culture, Melbourne is home to a thriving music scene, award-winning restaurants and bars as well as galleries and fashion boutiques. When it comes to dining, you are spoilt for choice. From Michelin starred restaurants to cheap and cheerful delights along the bustling streets, Melbourne's CBD has it all.



[01] National Gallery of Victoria  
[02] Melbourne Dining  
[03] Hosier Lane



[01]  
Luxury Retail Shopping

[02]  
Royal Botanic Gardens



[02]

Opulent accommodations, high-end dining experiences, and endless entertainment options, Southbank and Crown is a paradise for those seeking the ultimate indulgence.



## ENTERTAINING LUXURY AT EVERY TURN

Perched alongside the Yarra River is Southbank, a strip known for its celebratory mood and fabulous bars and restaurants looking out over the water. Forever buzzing, Southbank truly comes alive as the sun sets and the city lights up.

Crown Casino is part of this much-loved precinct, complete with high-end shopping and a range of dining and entertainment options.

Be enchanted by Crown's nightly fireball display, catch a movie at the cinemas or enjoy a nightcap at one of the floating bars along the Yarra River.

Whether you're seeking a relaxed pre-theatre lunch or a lavish night to remember, Southbank has something for all.



[01]  
Komeyui

[02]  
DOC  
Restaurant

[03]  
Crown  
Premium  
Retail

[04]  
Southbank  
Promenade

Offering an unparalleled experience that combines iconic brands with international cuisine and stunning waterfront views, South Wharf is the ultimate destination to indulge in the best of Melbourne.



[01]



[02]

**GLOBAL BRANDS,  
INTERNATIONAL  
TASTES**

South Wharf is one of the city's most bustling hubs, home to some of the best shopping and dining in Melbourne. Spend your day exploring the shopping scene at the always lively South Wharf DFO, brimming with incredible brands at accessible prices. Enjoy a crisp glass of wine and a snack while soaking in the electric atmosphere at one of the many riverside bars or eateries on the Wharf Promenade. Just a short walk from R.Iconic, South Wharf is the ideal spot to while away a Melbourne day.



[03]



[04]

[01] Melbourne Public

[02] South Wharf Dining

[03] Melbourne Cellar Door

[04] DFO Retail

CHAPTER 03  
**APARTMENTS**



1 Bedroom Apartment.

Cultivating home as the highest expression of self, R.Iconic's one, two and three bedroom apartments offer serene, uninterrupted outlooks bathed in natural light.

## UNCOMPROMISING AND CONSIDERED

Carefully considered apartments offer the luxury of space, peerless amenity and unparalleled lifestyle opportunities.

With restful, light-filled spaces, each residence has been carefully designed for elevated living, with floor-to-ceiling windows that invite daylight into every room.

Swathed in soothing tones and luxury finishes, apartments feature oversized balconies for residents' own private outdoor havens. Blending refined apartment living with the hallmarks of wellness and relaxation, R.Iconic exudes timeless tranquility.

Open-concept designs and adaptable room configurations allow for seamless transitions between different areas, promoting versatility, provide the perfect canvas for customisation and modern living, everything considered.

Each residence has been carefully designed to include spacious living areas, letting in an abundance of natural light. Offering the tactile pleasures of timber floorboards underfoot, as well as ample storage, the interiors convey the finest quality and craftsmanship.

A neutral, contemporary selection of timber, metallic and white joinery, highlight tactile textures and finishes, offset by brushed silver hardware and soothing white walls.

In the heart of each home, island benches feature in all the kitchens; with bathrooms in soothing earthy tones featuring floor-to-ceiling windows for unobstructed, inspirational views.

**INTERIORS BATHED  
IN NATURAL LIGHT**

Experience the warmth and inviting atmosphere created by an abundance of sunlight pouring into your new home through double-glazed windows.



3 Bedroom Apartment.



2 Bedroom Apartment.

### Spacious Kitchens.

Elevate your culinary experience with our premium kitchen design, featuring top-of-the-line finishes and high-quality materials. Our exquisite kitchen boasts reconstituted stone benchtops that create a sleek and sophisticated cooking space, complemented by a mirrored splashback that adds a touch of glamour.





3 Bedroom Apartment.



3 Bedroom Apartment.

## UNRIVALLED AND UNPARALLELED

R.Iconic's open plan floorplans offer the ultimate in flexible living, seamlessly blending indoor and outdoor spaces to create a spacious and inviting atmosphere that adapts to your every need. These layouts provide the perfect canvas for customization and modern living, everything considered.



3 Bedroom Apartment.



**ELEVATE  
YOUR LIVING  
AND WORKING  
SPACE**

Limited apartments boast secluded study areas that provide a dedicated workspace free from distractions, and are thoughtfully designed to make the most of the bountiful natural light. The resulting bright and airy atmosphere creates an ideal setting for focused work.



1 Bedroom Apartment.



View to Port Phillip Bay.

## BALCONIES WITH NEVER TO BE BUILT OUT VIEWS

R.Icnic benefits from the suburb's low residential height restrictions looking out to the water, which allows for unrivalled, never to be built out views across Port Phillip Bay.

# CHAPTER 04

## **AMENITIES**



Infinity running track and private dining.

At R.Iconic, lifestyle is everything. Our thoughtful curation of amenities provides residents the luxury of time spent living well, with each offering carefully considered to embrace modern day concepts of wellness, work and entertainment.

## 30 WORLD-CLASS LUXURY AMENITIES

Located above thriving retail and cafés on the ground floor, R.Iconic's unique and distinctive podium garden brings residents' wellness to the fore.

The evergreen delights of a backyard in the sky playfully come to life in the building's meticulously designed one-acre parkland oasis, creating a living, breathing link with the building's interior features and the outdoors.



AMENITY AS AN  
**EXTENSION  
OF HOME**

Unlocking the ultimate in exclusive amenity, residents can access a backyard featuring an acre of lush landscaped private podium gardens, a gymnasium, outdoor swimming pool, fitness stations and an infinity running track, as well as a zen garden and an adventure playground, all seamlessly linked to the leafy longitudinal park and the beach at Port Melbourne.



Level 5 Podium Amenities.



Paul Bangay Landscaped Gardens.



Paul Bangay Landscaped Gardens.

## TRANQUIL OUTDOOR SPACES BY PAUL BANGAY

A visionary creation of acclaimed landscape designer Paul Bangay, the podium garden brings a carefully considered approach to complete a standout amenity. Native flora has been specifically selected to attract local fauna, creating a self-sustaining eco-system. Bangay's vision for a lush oasis enables residents to spend time immersing themselves in tranquil nature, providing space to escape and discover.

An endless array of lifestyle options come into play with the building's wellness-oriented amenity program. Outdoor fitness stations, an Infinity Running Track, recreational sports courts, play areas for families and children, and a zen garden which backgrounds the outdoor swimming pool, are coupled with private dining garden pavilions, outdoor barbeques and the fire pit to complete R.Iconic's '360-degree wellbeing' lifestyle approach.



Indoor Gym.

## REDEFINING HEALTH & WELL-BEING

Offering so much more than just a residential complex, the amenity has been purposefully designed with residents' well-being in mind. The indoor gym is equipped with state-of-the-art equipment, offering a range of fitness options for residents. For those who prefer outdoor exercise, the outdoor fitness station

provides ample space and fresh air to work out in the sunshine and get their daily dose of vitamin D. The 300m Infinity Running Track takes residents around the beautifully landscaped gardens, connecting them to the longitudinal park and the beach, offering an excellent option for a scenic outdoor workout.



Outdoor Swimming Pool.

#### Residents pool, sauna and steam room.

Indulging in the outdoor pool is just one of the pleasures residents can enjoy at R.Iconic. With its breathtaking and uninterrupted view of the city, the pool offers a serene and picturesque setting for relaxation. Additionally, residents can take advantage of the sauna, a therapeutic space designed to help them unwind and rejuvenate their body and mind.

The steam room is another popular option, offering the perfect environment for deep healing and detoxification. Together, these amenities provide a holistic approach to self-care, allowing residents to prioritise their physical and mental health in a luxurious and tranquil setting.



Private Dining Pavilion.

## LIFESTYLE AND ENTERTAINMENT

Private dining garden pavilions, surrounded by lush garden landscape, provide a unique dining experience for intimate occasions or special family dinners. Additionally, these pavilions can be transformed into workspaces during the day, with endless bay views as a backdrop.

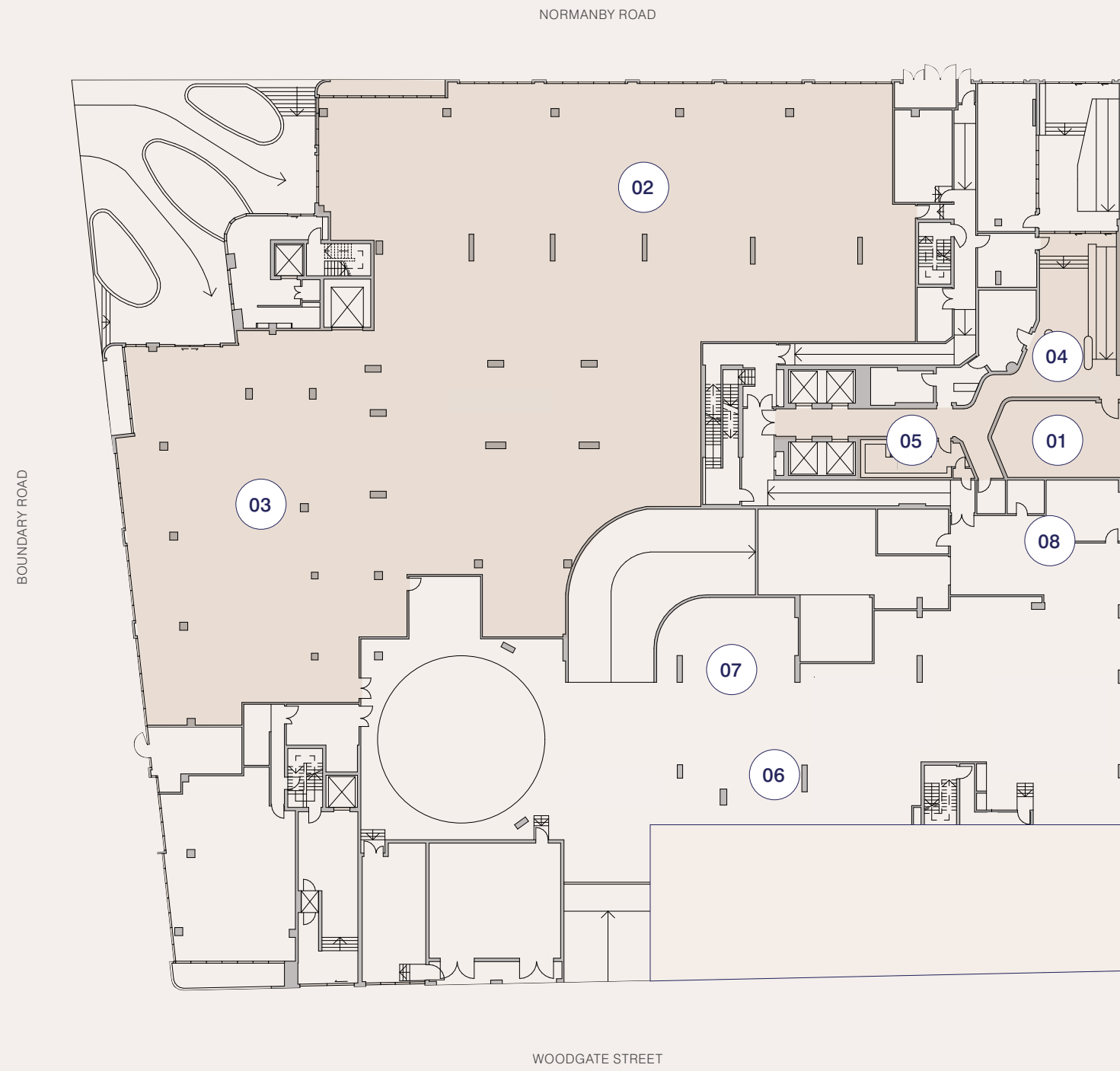
From private dining pavilions to work spaces, the amenity offering has considered all facets of modern life, to create life's greatest luxury for residents – time.



Cinema and Karaoke Room.

#### **Cinema and Karaoke Room.**

For those who love to entertain, the cinema and karaoke room are the perfect options. The karaoke room is equipped with a high-quality sound system and soundproof walls, allowing residents to turn up the party or sit back and enjoy the show from the plush lounge chairs. The cinema room offers a true cinematic experience, providing the perfect space to watch movies with friends and family.



[01]



[02, 03]

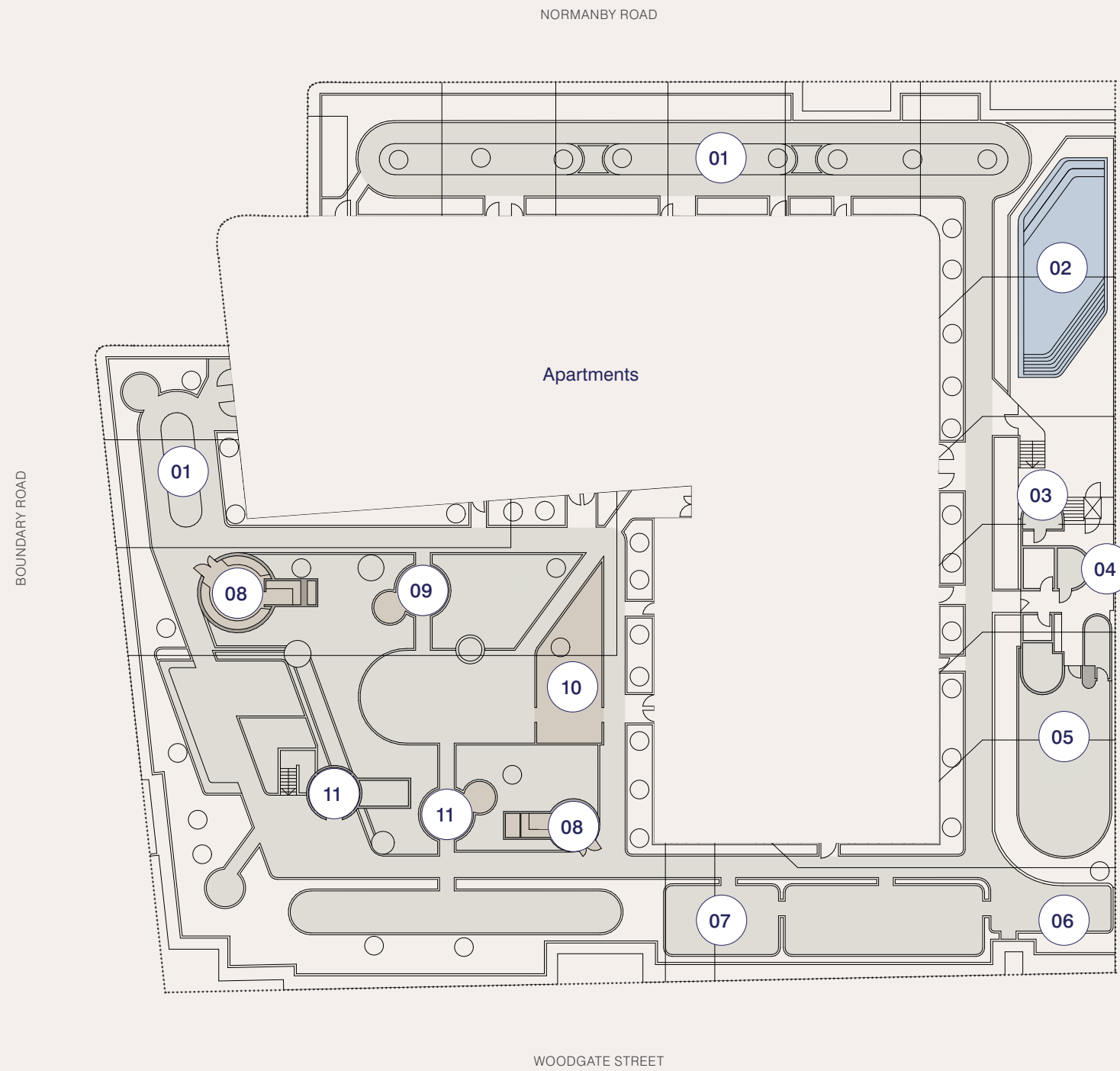
Artist's Impression - Coles Local & Liquorland

## AMENITY GROUND LEVEL

- |                            |                              |
|----------------------------|------------------------------|
| 01 Cinema and Karaoke Room | 05 Mail Room                 |
| 02 Coles Local             | 06 Electric Vehicle Chargers |
| 03 Liquorland              | 07 Go Get Cars               |
| 04 24/7 Building Concierge | 08 Dog Washing Station       |



[04, 05]



**AMENITY  
LEVEL 5 PODIUM**

- |                            |                                   |
|----------------------------|-----------------------------------|
| 01 Infinity Running Track  | 07 Adventure Playground           |
| 02 Outdoor Swimming Pool   | 08 Private Dining Garden Pavilion |
| 03 Sauna                   | 09 Fire Pit                       |
| 04 Steam Room              | 10 Zen Garden                     |
| 05 Gymnasium               | 11 Outdoor BBQ                    |
| 06 Outdoor Fitness Station |                                   |



CHAPTER 05  
**PROJECT PARTNERS**



View from Fennell Reserve.

An Iconic collaboration between R.Corporation, Paul Bangay and Plus Architecture, setting a new standard for luxury living.

## A COLLABORATION FROM MELBOURNE'S FINEST

The pinnacle of luxury and design, the project team have seamlessly collaborated to create a masterpiece with R.Iconic. As an esteemed developer with an exceptional reputation for excellence, R.Corporation has brought their unparalleled expertise and experience. Plus Architecture, a world-renowned architecture firm, has utilised their mastery of design to create an exquisite building that marries both form and function.

Furthermore, the visionary award-winning landscape designer, Paul Bangay, has added his creative touch to the lush gardens and outdoor spaces, creating a seamless harmony between the interior and exterior spaces.

“For over 20 years we have been creating vibrant communities that make a progressive difference to the design and lifestyle of Melbourne. It is important to us to create homes, spaces and communities that build generational wealth for our clients and add further depth and richness to the fabric of our great city”

– Founder & CEO  
R.Corporation, Andrew Rettig



R.Iconic

## Developer R.Corporation

R.Corporation has a multi-award-winning 20 year track record and 100% completion rate. More than 4,000 satisfied residents, retailers and companies choosing to live and work in our 30 buildings across Melbourne attest to how we always deliver on our promises.

As part of a family with a successful history in the property, investment and finance market for over 50 years, Andrew Rettig is a second generation industry leader at the helm of R.Corporation, the business he founded in 2000.

R.Corporation

After a degree in banking and finance followed by an accomplished career, Andrew saw a need to add greater value for property investor clients by providing a unique, innovative, streamlined off-the-plan purchase and ownership experience. From the outset, Andrew's progressive, highly-personal approach has been underpinned not only by the strong family values that he grew up with, but also those he now shares with his wife and children.

Andrew's integrity and commitment to everything he does mirrors R.Corporation's commitment to creating iconic neighbourhoods and long-term relationships for the benefit of future generations.

“My favourite part is the garden where people sit and relax and enjoy themselves. I love the deep garden beds and the seating areas providing places to escape and discover.”

– Landscape Architect,  
Paul Bangay



R.Iconic

## Landscape Architect Paul Bangay

Widely regarded as the foremost garden designer in Australia today, Bangay's clients include a roster of the most prominent figures in business and culture. His extensive list of projects span private and public commissions in Australia and New Zealand, as well as further afield in Europe, North America and the West Indies.

R.Corporation's CEO and Founder Andrew Rettig and Bangay have been working together for over a decade across multiple projects. They possess truly aligned philosophies about the treatment of outdoor spaces and the integral role green space plays in people's lives, especially now when people are spending more time in their home living spaces than ever before.

PAUL BANGAY

# Contact R.Corporation

1300 109 147  
riconic.com.au  
@rcorpofficial

## DISCLAIMER

Information, plans, configurations, images, renders, views, Artist's impression and diagrams in this document are for illustrative purposes only, may depict or contain illustrations for a different property to the property that a prospective purchaser wishes to acquire, and must not be relied upon for any purpose. This document does not constitute an offer, warranty, guarantee or form part of any contract of sale or lease of any property referred to in this document. The vendor and each agent do not guarantee or warrant the accuracy, reliability, completeness or currency of the information contained in this document or its usefulness for achieving any purpose, and it must not be relied upon for any purpose.

All plans, configurations, images, renders, views, Artist's impression and diagrams have been prepared prior to completion of construction and are subject to change without notice. The areas, dimensions, finishes, fittings, the proposed positions for or sizes of window, columns or structures, landscaping and specifications of the property and the development referred to in this document are approximations only, are subject to change without notice, are calculated based on the Property Council of Australia Method of Measurement for Residential Property or any other method of measurement and must not be relied upon for any purpose. The vendor reserves the right to add to, replace, change or remove any finishes or fittings depicted in this document. Furniture, some decorative fittings and whitegoods are not included in any sale except where specified in the relevant contract of sale. Some services available at the property and the development may attract an additional fee. Depicted views are general in nature and may not be available from a dwelling due to its location within the development or due to actual or proposed adjacent developments. Any figures provided in relation to rents, rates and fees are estimates only, may change, and must not be relied upon for any purpose.

The vendor makes no promise, warranty or representation as to the timing of the commencement of or completion of the subdivision, or the development activities to be undertaken as part of any stage, including any site works, subdivision and dedications of land or mixed-use/retail/commercial components (if any) or access to any adjoining development. These will be determined by the vendor in

its absolute discretion. In particular, the vendor may elect to add a stage or not to proceed with any stage or any other component of the development. The vendor may elect to deliver or not to deliver the whole or any part of the second tower, including any amenities proposed to be included in the second tower. The vendor may also re-order any staging. The vendor makes no promise, warranty or representation in relation to any other developments on land adjoining or nearby to the development. The contract of sale will contain the entire agreement between the purchaser and vendor in connection with its subject matter and the contract of sale, together with the vendor statement, will supersede any information contained in this document or otherwise provided to the purchaser, any previous agreements or understandings between the parties and any promises, warranties or representations in connection with its subject matter. Purchasers should carefully check the building plans and specifications included in the contract of sale before signing it.

Prospective purchasers should satisfy themselves as to the truth or accuracy of any information contained within this document or otherwise provided to the purchaser through their own inspections, searches, inquiries and professional legal, accounting and investment advice, and must not rely on information provided in the relevant contract of sale or lease agreement. Prospective purchasers should obtain professional advice tailored to their specific circumstances before making any decisions.

The vendor does not make any representations or give any warranties and disclaim all liability for harm, loss, costs or damage which arises in connection with any reliance on the information in this document. Each prospective purchaser warrants that it understands and accepts the disclaimers and conditions outlined above and the vendor relies on such warranty when entering into a contract of sale with that prospective purchaser. For the purposes of this document, "vendor" means R.Corporation Pty Ltd, Melbourne Land 17 Pty Ltd (ACN 612 383 105) ATF R Project 17 Pty Ltd, Melbourne Land 18 Pty Ltd (ACN 612 382 911) ATF R Project 18 Pty Ltd, Melbourne Land 19 Pty Ltd (ACN 612 384 264) ATF R Project 19 Pty Ltd and their associated and related entities, or some of these entities as applicable.

**R.Corporation**