

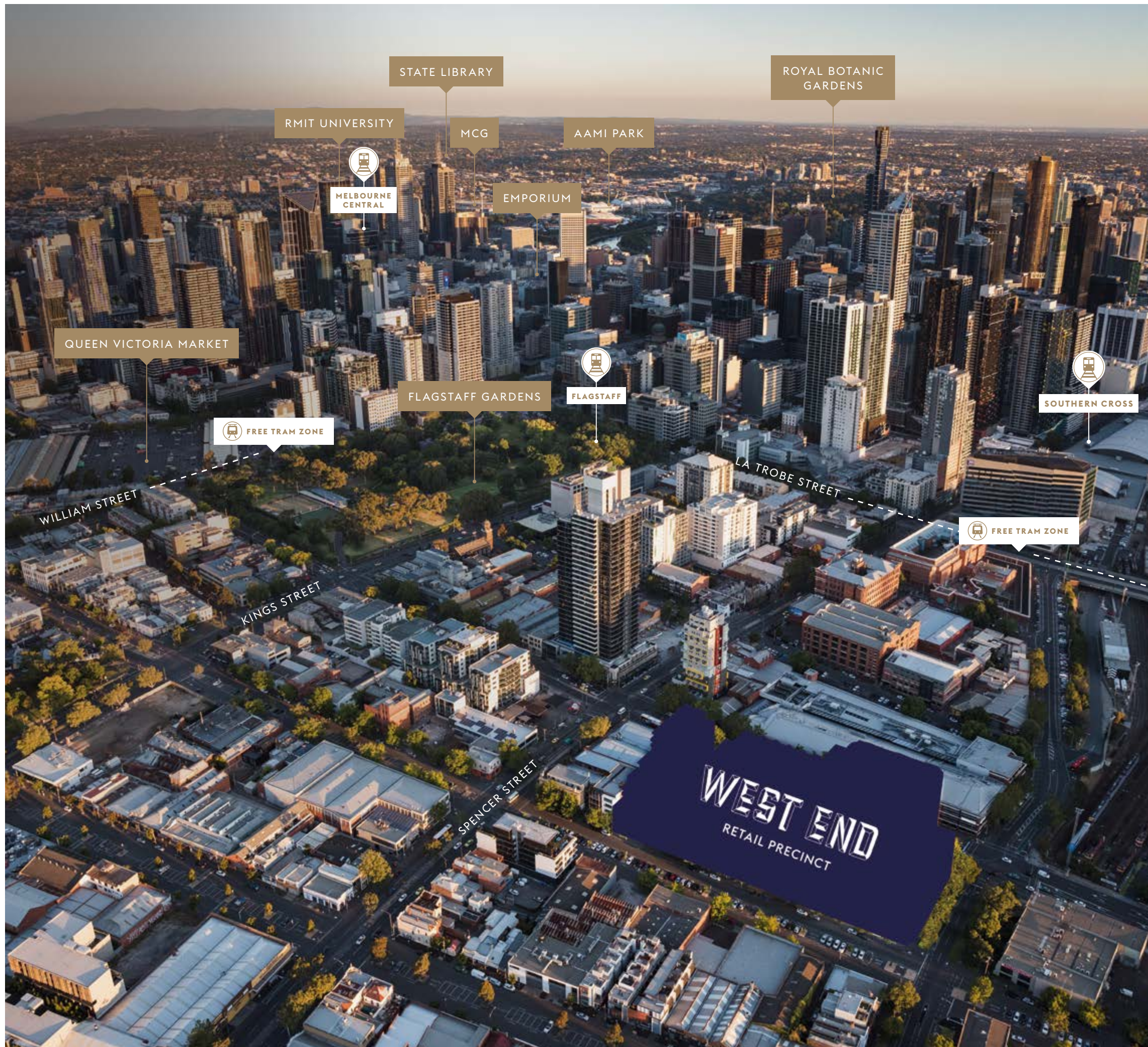


WEST END

WST. MLB

AMENITIES

AT THE CORNER OF ADDERLEY AND DUDLEY STREET, ADDERLEY RISES FROM A PROMINENT POSITION IN WEST END, OFFERING OPTIMAL VIEWS TO THE DOCKLANDS, FLAGSTAFF GARDENS AND THE MELBOURNE CITY SKYLINE.



PUBLIC TRANSPORT AND ACCESS

- Free Tram Zone Melbourne CBD 4mins walk
- Flagstaff Gardens 5mins walk
- North Melbourne Station 10mins walk
- Southern Cross Station 12mins walk

NEARBY VENUES

- Festival Hall 3min walk
- The Comics Lounge 11mins walk
- Birds Basement Jazz Club 12mins walk
- Etihad Stadium 13min walk
- Paris Cat Jazz Club 1.6km
- Crown Casino and Southgate Arts Precinct 2.8km—easily accessible by public transport, car and walking
- State Theatre Performing Arts Precinct 3km—easily accessible by public transport, car and walking

RETAIL

- Queen Victoria Market 9mins
- Southern Cross DFO 11mins
- Docklands Harbour Town 15mins
- Melbourne Central 1.6km
- DFO South Wharf 1.8km
- Southbank Promenade 1.8km
- Bourke Street Mall 2km
- Myer Emporium 2km
- Crown Casino 2.8km

WEST END AMENITIES LEVEL ONE-FOUR FLOORPLAN

- Reflection Garden
- Contemplation Garden
- 25-metre Lap Pool
- Lounge Pool
- Spa Pool
- BBQ and Outdoor Dining
- Supermarket
- Day Spa
- Medical Centre
- Car Share
- Tesla Car Charging Stations
- Dog Wash
- 24/7 Gymnasium
- 24/7 Concierge
- Private Dining Room
- Resident Wine Cellar
- Resident Cinema



 LOWER GROUND & BASEMENT MEZZANINE
 LEVEL I & UPPER GROUND

WEST END WILL TRANSFORM WEST MELBOURNE.

With cafés, a supermarket, a medical centre, a resident spa, pools and gymnasium, it will become the epicentre of West Melbourne's redevelopment.



WALK SCORE

Upon completion, West End will have a walk score of

100 PTS

ahead of **NEW YORK'S 87.6**, **PARIS'S 37**, **LOS ANGELES'S 67**, **LONDON'S 49** and **SYDNEY'S 63**

MEDIAN PRICE GROWTH – 1 YR

↑ 4.3%

West Melbourne median price growth compared to **2.2% IN GREATER MELBOURNE**, **3.2% IN SOUTH MELBOURNE**, **0.5% IN RICHMOND**, and **4.1% IN FITZROY**

SOURCE APM PriceFinder, Urbis

One block from Melbourne's free tram zone and walking distance to Queen Victoria Market.

GROSS RENTAL YIELD

↑ 4.5%

gross rental yield compared to **3.9% IN FITZROY**, **3.3% IN EAST MELBOURNE** and **4.1% IN GREATER MELBOURNE**

WEST END WILL OFFER EXCITING PLACES TO MEET, EAT AND BE INSPIRED.

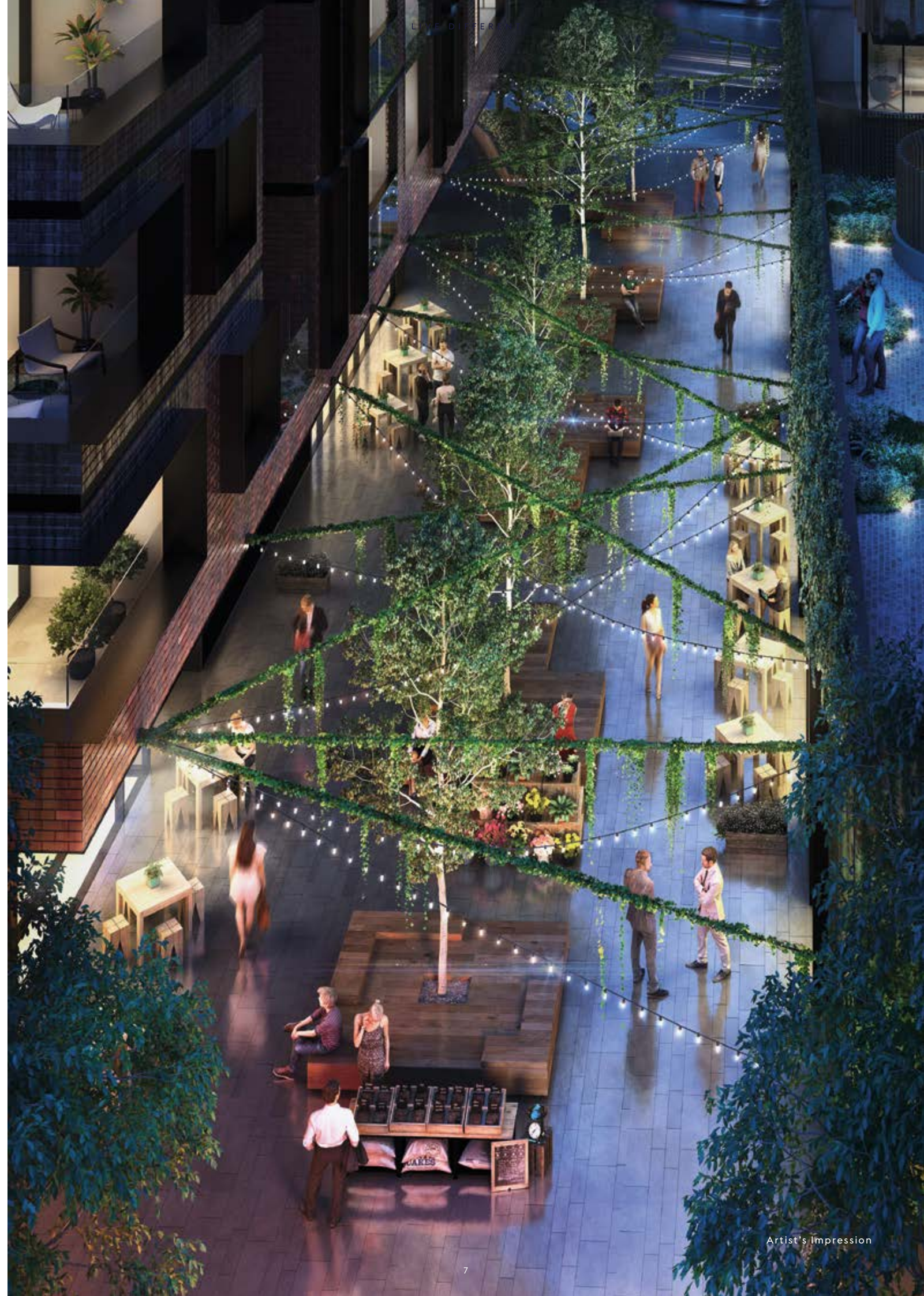


DINING AND LIFESTYLE

- West End will offer a diverse range of food and beverage establishments featuring Chinese, Italian, Australian, and International cuisine
- Adina Grand Lobby Restaurant will offer breakfast and fine dining
- Eight cafés and restaurants, including a wine bar
- In-apartment dining and catering
- West End Art Gallery

SHOPPING AND FACILITIES

- Supermarket and food providore
- Dog Walking Adventures by Tom and Captain
- Pet wash facility by Ultra Dog Wash
- Electric car charging stations by Tesla
- Car share

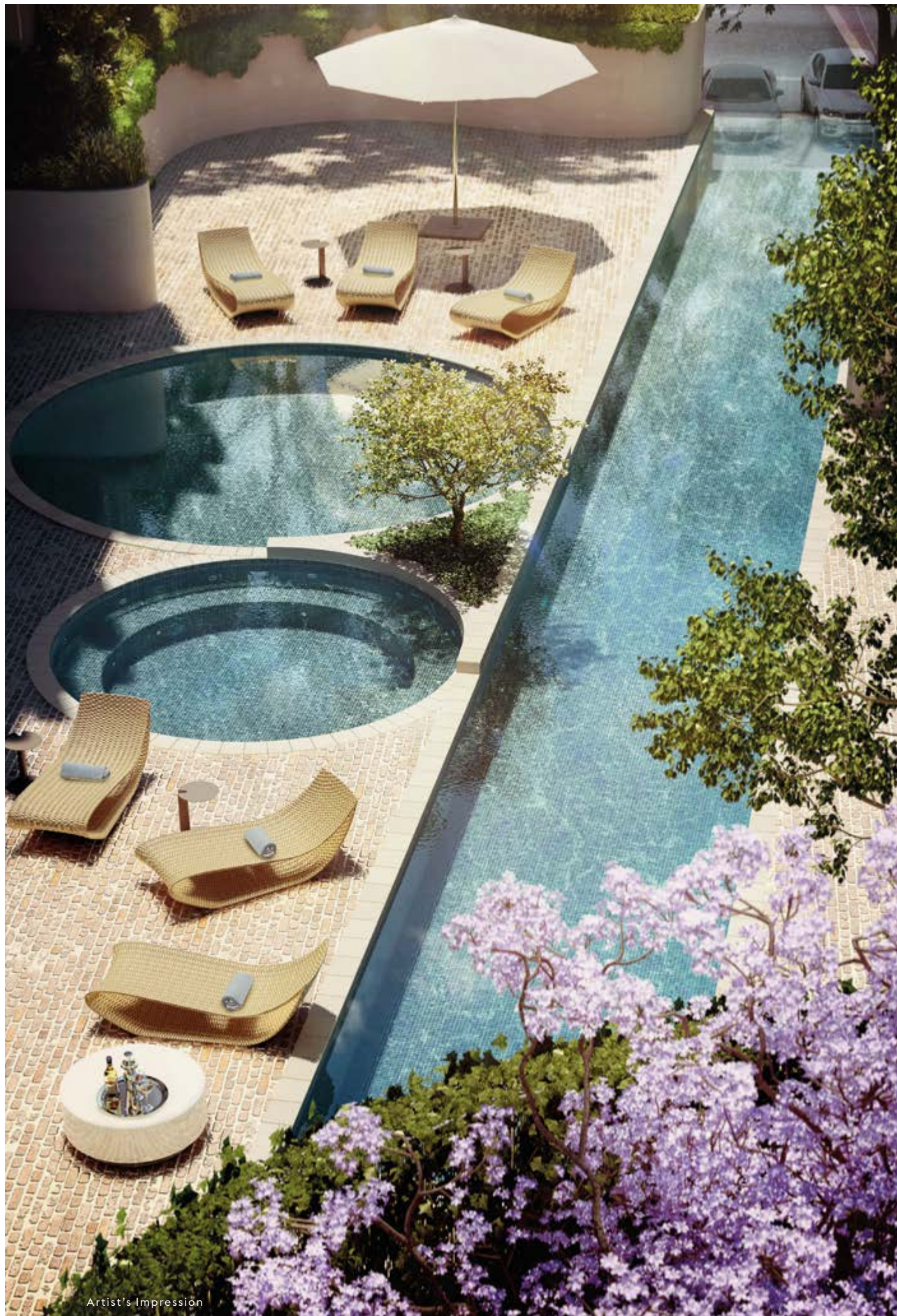


Artist's Impression

DESIGNED FOR AN EXCITING WAY OF LIFE, WEST END DELIVERS VIBRANT CONVENIENT LIVING IN A VISIONARY PRECINCT.



Artist's Impression



Artist's Impression

WEST END DELIVERS RESORT-STYLE LIVING FOR ALL ITS RESIDENTS, WHERE EVERY CONVENIENCE IS AT YOUR DOOR.



RESORT-STYLE LIVING

- 25-metre lap pool, lounge pool, and spa pool
- Sprawling residents' landscaped gardens
- Full-service day spa including in-apartment treatments
- 24/7 concierge by Adina Grand
- In-apartment cleaning and laundry services by Adina Grand
- Parcel pick-up services including chilled lockers for grocery deliveries, managed by Adina Grand concierge



Artist's Impression



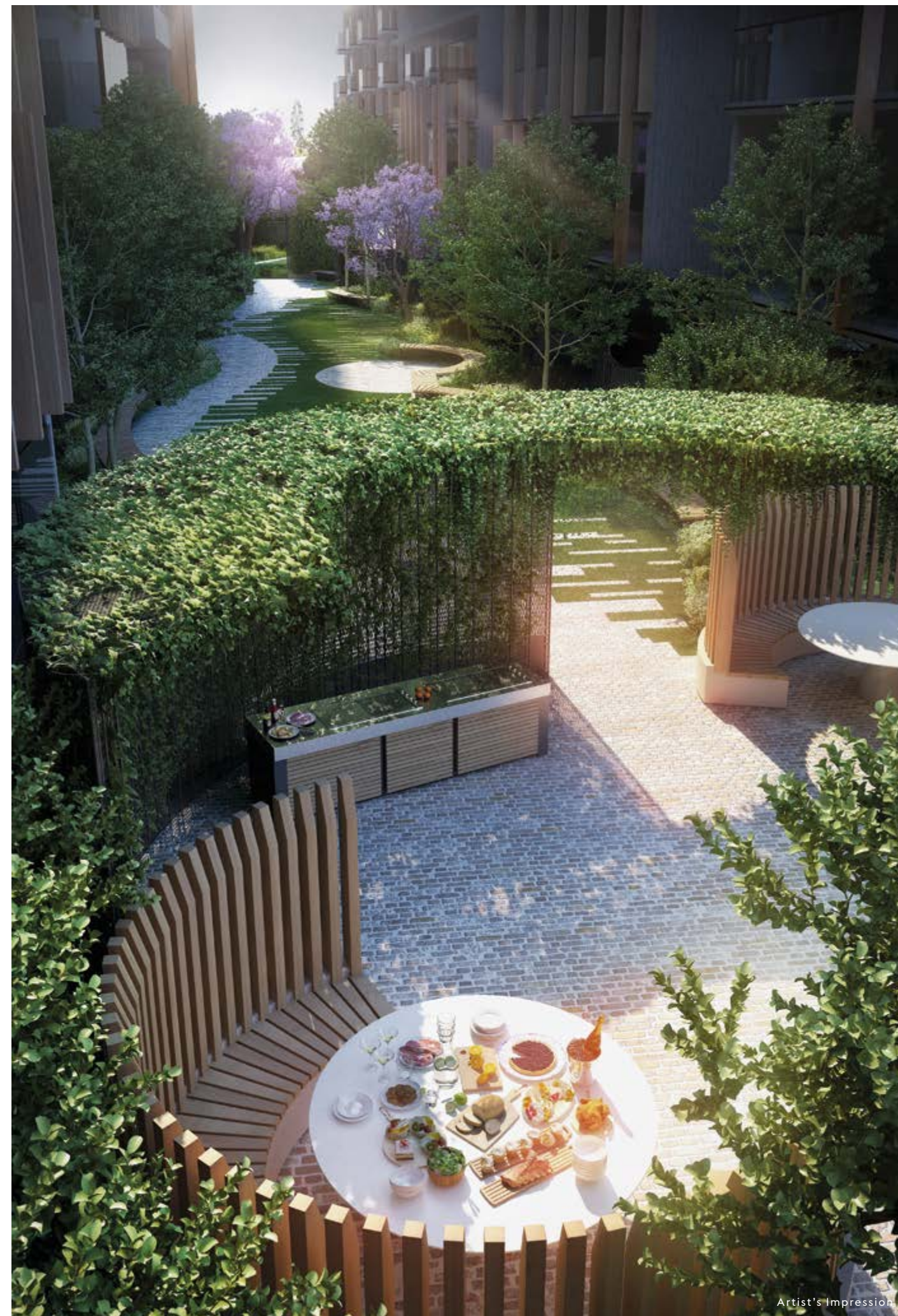
Artist's Impression

WEST END OFFERS RESIDENTS A PRIVATE VERDANT ESCAPE, AND THE COMMUNITY A VIBRANT PUBLIC PLAZA.



LANDSCAPED GARDENS AND OPEN SPACES

- Private residents' gardens across 2000+sqm, the size of almost 7 tennis courts
- BBQ areas, pergolas, and outdoor dining facilities
- Retail arcade and further public garden spaces of approximately 1600sqm
- Pet-friendly development



Artist's Impression

HEALTH, WELLBEING AND SAFETY

- Full-service day spa including in-apartment treatments
- 24-hour medical centre with GP, pathology, x-ray, osteopathy, and in-apartment services
- 24/7 gymnasium, lap pool and landscaped gardens
- Secure dedicated access to floor
- Secure access to individual carpark zones
- CCTV video surveillance
- On-site security from evening to early morning
- On-site building management during the day
- Safe suburb with one of the lowest crime rates



EXCEPTIONAL AMENITIES

- 50-seat multipurpose cinema and meeting room for formal, informal, and recreational use, with stereo, HD projection, Foxtel, and live streaming
- NBN-ready connection
- Private dining room and residents' wine cellar, with in-house catering for up to 14 guests
- Abundant parking for residents, as well as 105 visitors and retail shared carparks



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