3 July 2018

The Manager
Company Announcements
Australian Securities Exchange

Dear Sir/Madam,

SUNLAND ACQUIRES CARRUM DOWNS SITE IN VICTORA FOR $13 MILLION

Leading property developer Sunland Group (ASX: SDG) has acquired a prime 5.1-hectare site in Carrum Downs, 36 kilometres south-east of the Melbourne CBD, for $13 million.

The transaction is scheduled to settle in December 2018.

The amalgamated land parcel encompasses two sites located at 17 and 18 Pagett Road in Carrum Downs, which forms part of the Frankston City Council region at the entry to the Mornington Peninsula growth corridor.

Sunland Group Managing Director, Sahba Abedian, said the strategic acquisition is earmarked for a terrace home development of approximately 185 dwellings, with an estimated end value of $100 million.

"Carrum Downs is an established suburb close to local beaches, schools, retail and transport, and remains an affordable corridor in Melbourne's growing south-east," Mr Abedian said.

"We see great opportunity to deliver a design-driven, medium density development of three and four-bedroom homes, enhanced by community parks and green spaces, and connectivity to its established surrounds."

The Carrum Downs site is located only a short drive from the Dandenong Valley Highway and Eastlink, local retail centres, schools, and park and recreation reserves. The Frankston Waterfront and Seaford Foreshore are less than 15 minutes away.

The land is zoned for General Residential Development and has an existing Development Plan Overlay. Mr Abedian said the Group intends to lodge a Development Application in the second half of 2018

Sunland's current portfolio in Victoria includes The Gardens, a master planned medium-density community in Chirnside Park which is sold out and under construction. Last year, the Group settled the final stage of its medium-density community in Springvale, Carre Residences.

Yours faithfully,

Sahba Abedian
Managing Director

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