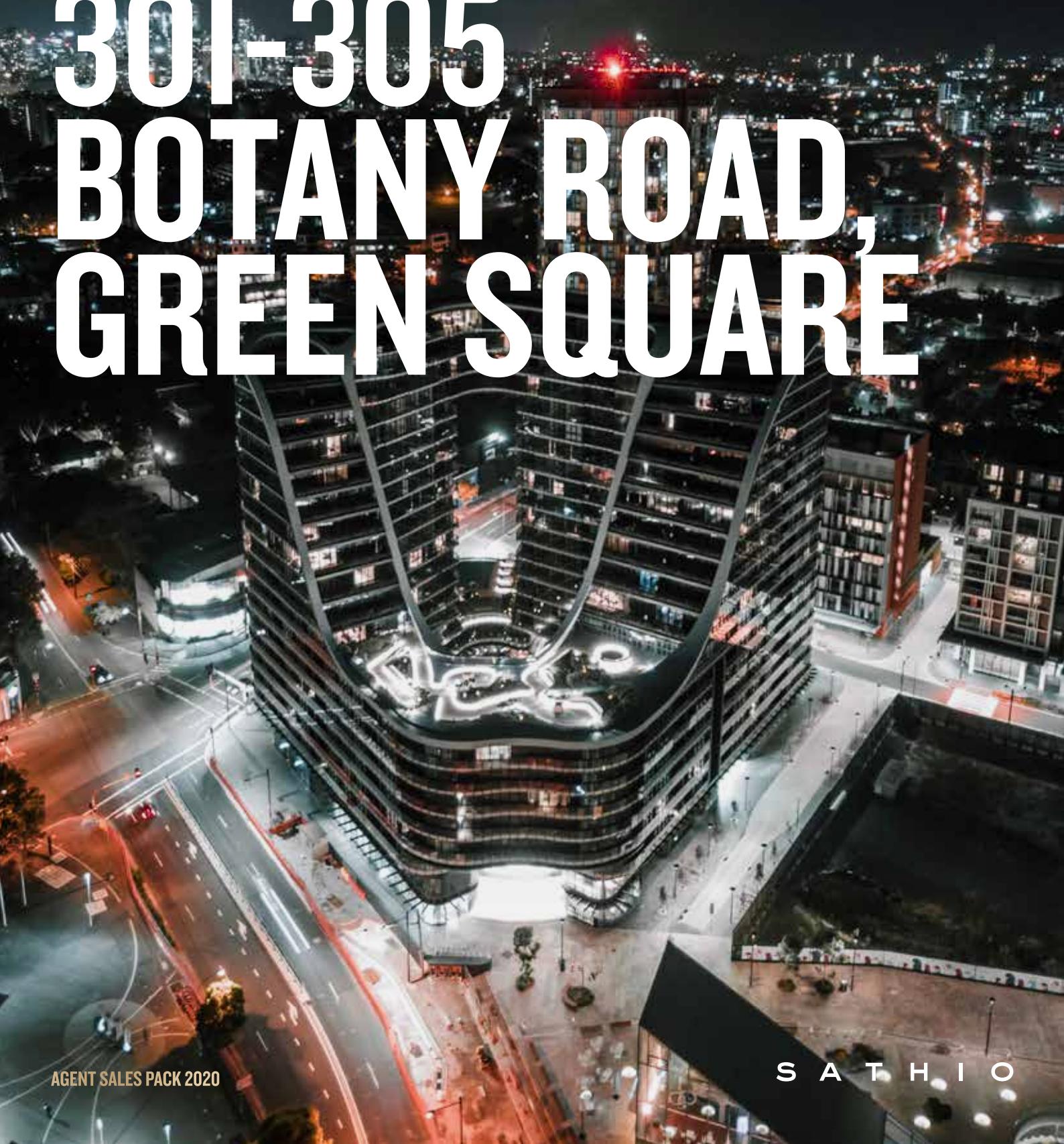


INFINITY BY CROWN GROUP

301-305 BOTANY ROAD, GREEN SQUARE



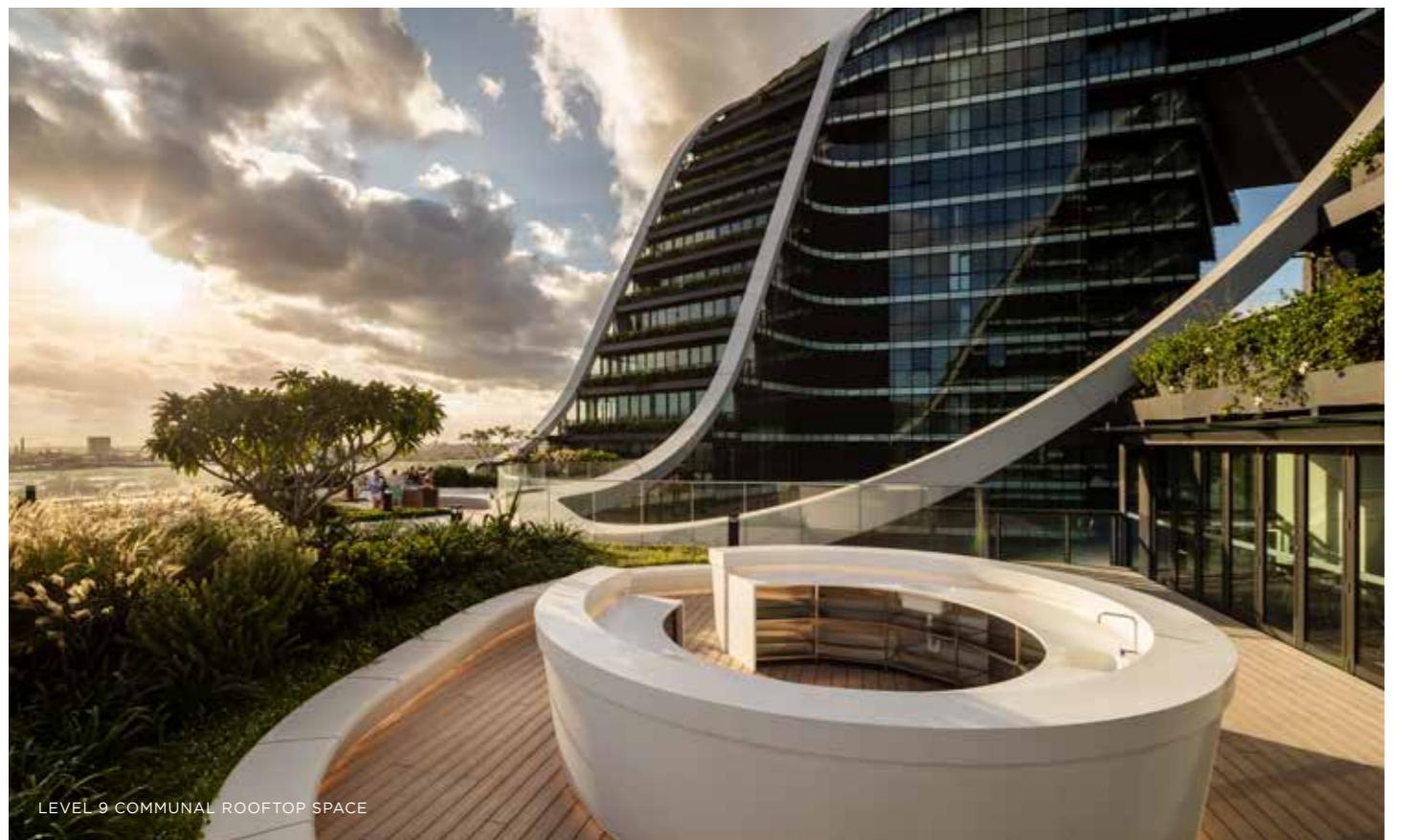


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10 THINGS YOU NEED TO KNOW ABOUT INFINITY BY CROWN GROUP

1. Infinity by Crown Group is located at 301-305 Botany Road, Green Square.
2. Named one of the Property Council of Australia's world's best projects, Infinity by Crown Group was designed by award-winning architect, Koichi Takada.
3. The curved façade of subtly patterned glass and aluminium encases two levels of thriving retail and 18 levels of luxury residential apartments.
4. Infinity by Crown Group sits atop Green Square train station with direct tunnel access from Infinity's central retail plaza. Green Square train station is one stop to Central station and one stop to Airport station.
5. Infinity Square is the development's buzzing retail offering, providing residents and the local community with a mix of gourmet dining, cafes, fast-food, health and beauty services and convenient supermarket shopping.
6. Apartment interiors are sun-filled and have floor to ceiling glass, discreet yet plentiful storage and open plan layouts. They incorporate luxury finishes, European appliances and quality materials.
7. The resort-style facilities at Infinity by Crown Group are what you've come to expect from a Crown Group development. They include an infinity pool, spa, sauna, state-of-the-art gym, cinema room, sky lounge function room with kitchen, landscaped rooftop area with BBQs, music rooms and meeting room.
8. Infinity by Crown Group sits at the gateway to Green Square Town Centre, the City of Sydney's 278-hectare urban renewal area that offers world-class community facilities including a library and civic plaza, an aquatic and recreation centre, parks and playgrounds, a childcare centre and creative hub.
9. Infinity by Crown Group benefits from an unrivalled location with the Sydney CBD just 3.5km away, Sydney Airport 4km away, and University of Technology Sydney and University of Sydney both less than 3km away.
10. Crown Group's reputation for quality design and build and its excess of awards demonstrates its commitment to delivering developments that stand the test of time.



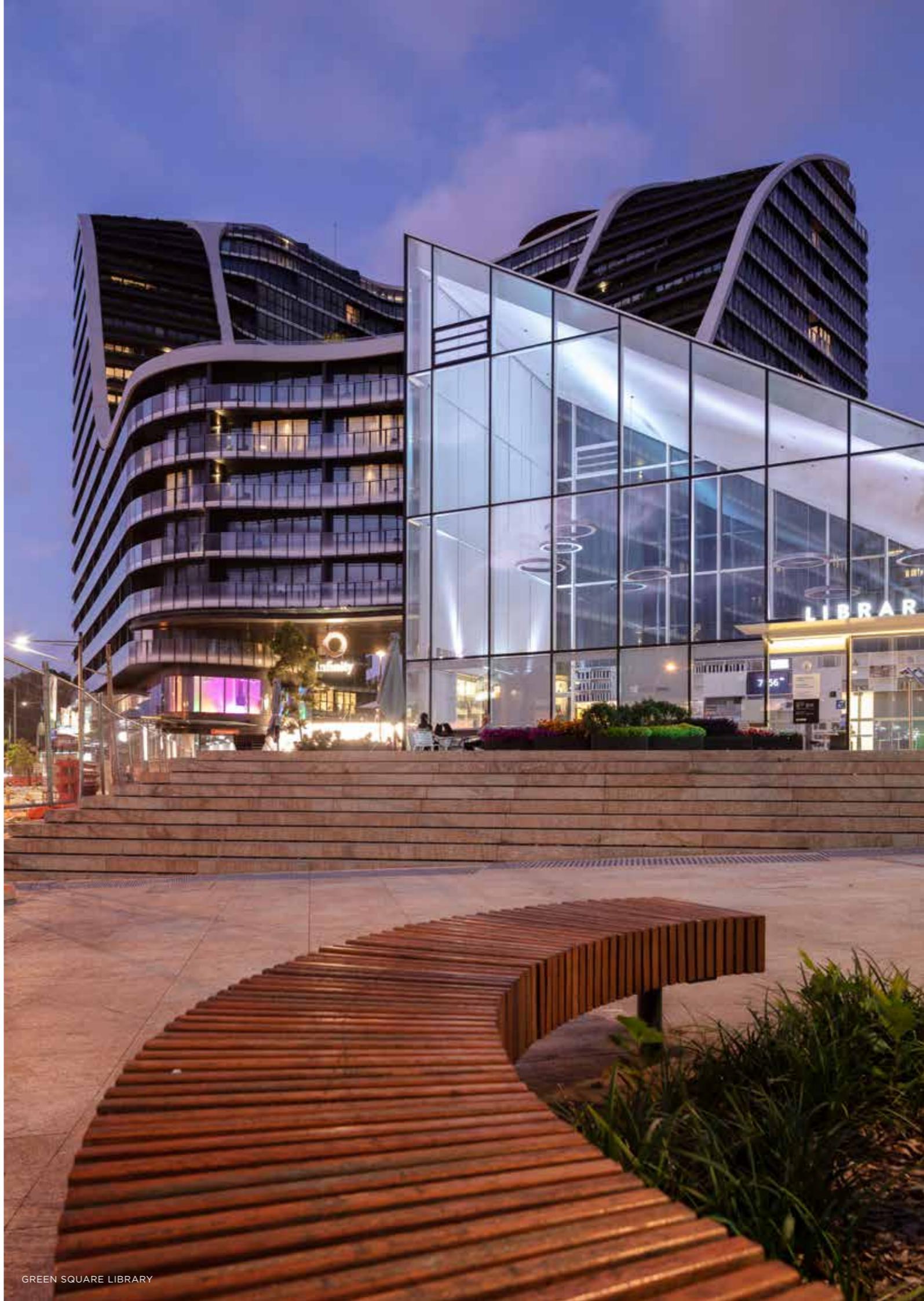
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AT THE CENTRE OF EVERYTHING

Bus stop		1 MINUTE	<p>5 MINS</p> <p>TO CENTRAL STATION FROM GREEN SQUARE STATION</p> <p>CONNECTING GREEN SQUARE TO WATERLOO, MOORE PARK AND SYDNEY CBD</p> <p>EASY ACCESS VIA THE EASTERN DISTRIBUTOR MOTORWAY TO THE NORTHERN BEACHES AND SOUTH COAST</p>
Cycleway		1 MINUTE	
Green Square train station		1 MINUTE	
Future Waterloo Metro station		4 MINUTES	
Future Waterloo Metro station		18 MINUTES	
Sydney Airport		8 MINUTES	
<p>5 MINS</p> <p>TO SYDNEY DOMESTIC & INTERNATIONAL AIRPORT FROM GREEN SQUARE STATION</p>			
<p>BUSES DEPART EVERY</p> <p>5 MINS</p>		92%	69%
		WALKABILITY SCORE	TRANSIT SCORE
<p>EDUCATION</p> <p>Green Square School</p> <p>James Cahill Pre-School</p> <p>Alexandria Park Community School</p> <p>Our Lady of the Rosary Catholic Primary School</p> <p>Green Elephant Early Learning Centre</p> <p>Sydney Boys High School</p> <p>Sydney Girls High School</p> <p>University of Sydney</p> <p>Goodstart Waranara Early Education Centre</p> <p>Learn & Laugh Early Learning</p> <p>University of Technology Sydney</p> <p>University of NSW</p>		<p> 2 MINUTES</p> <p> 3 MINUTES</p> <p> 3 MINUTES</p> <p> 6 MINUTES</p> <p> 7 MINUTES</p> <p> 8 MINUTES</p> <p> 8 MINUTES</p> <p> 10 MINUTES 8 MINUTES</p> <p> 11 MINUTES</p> <p> 13 MINUTES</p> <p> 14 MINUTES 9 MINUTES</p> <p> 15 MINUTES 10 MINUTES</p>	<p>3RD</p> <p>UNIVERSITY OF SYDNEY RANKED 3RD BEST UNIVERSITY IN AUSTRALIA</p> <p>SYDNEY GIRLS HIGH SCHOOL RANKED 3RD IN NSW</p> <p>4TH UNSW RANKED 4TH BEST UNIVERSITY IN AUSTRALIA</p> <p>5TH SYDNEY BOYS HIGH SCHOOL RANKED 5TH IN NSW</p>

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GREEN SQUARE LIBRARY

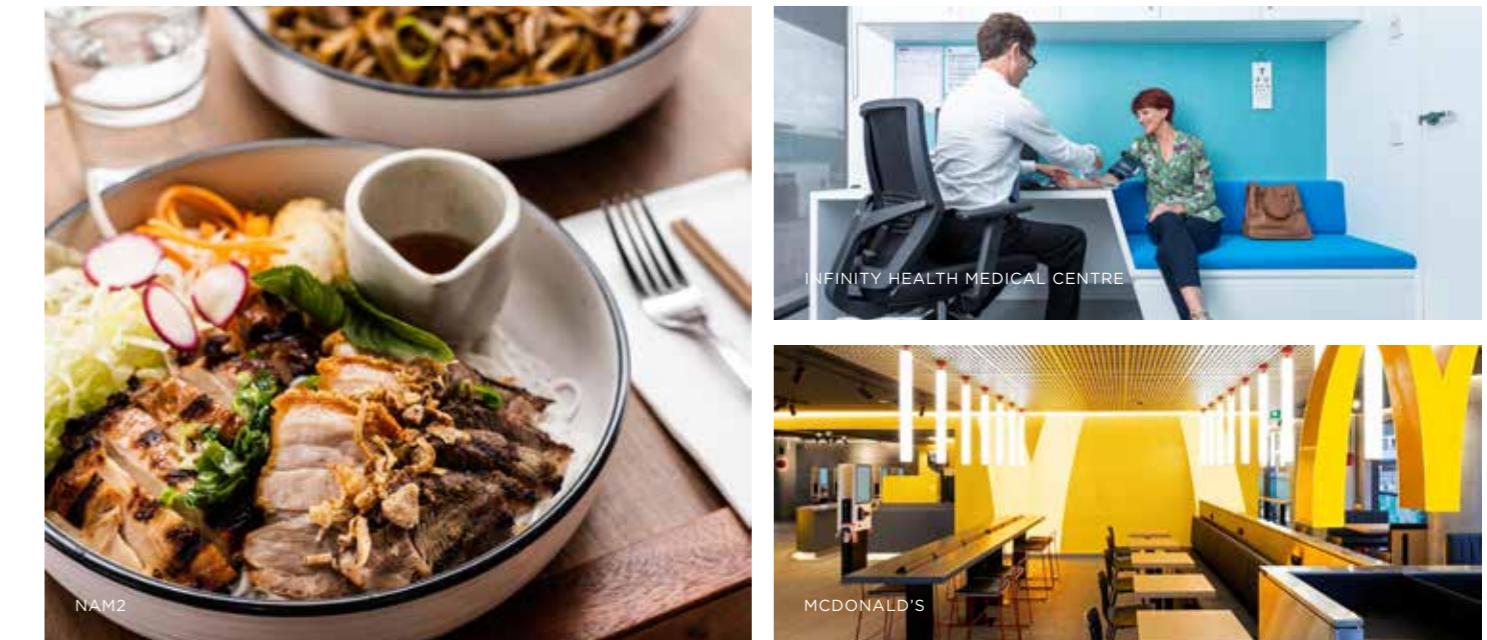
PROJECT SUMMARY

PROJECT NAME	Infinity by Crown Group		
LOCATION	301 – 305 Botany Road, Green Square		
ARCHITECT	Koichi Takada Architects		
DEVELOPER	Crown Group Holdings Pty Ltd		
APARTMENT MIX	<p>329 luxury apartments in the mix</p> <ul style="list-style-type: none"> • Studio • 1 Bedroom • 1 Bedroom + Study • 1 Bedroom + Media • 2 Bedroom • 2 Bedroom + Study • 2 Bedroom + Media • 3 Bedroom • 3 Bedroom + Study • Penthouse 		
COMPLETION DATE	2019		
COMMON FACILITIES	<ul style="list-style-type: none"> • Outdoor pool deck • Infinity swimming pool and spa • Gymnasium • Music room • Rooftop garden and sky lounge • Function room with kitchen facilities • Infinity Square retail and dining precinct • Cinema room • Children's play room 		

APARTMENT TYPE	WATER RATES RANGE	STRATA LEVIES RANGE	COUNCIL RATES
	Per Quarter	Per Quarter	Per Annum
Studio	Fixed charges \$190	\$700 - \$750	\$1,200 - \$1,250
1 Bedroom	Fixed charges \$190	\$790 - \$810	\$1,200 - \$1,250
1 Bedroom + Media	Fixed charges \$190	\$965 - \$1,050	\$1,200 - \$1,250
1 Bedroom + Study	Fixed charges \$190	\$1,060 - \$1,110	\$1,190 - \$1,250
2 Bedroom	Fixed charges \$190	\$1,060 - 1,800	\$1,160 - \$1,200
2 Bedroom + Study	Fixed charges \$190	\$1,470 - \$1,630	\$1,160 - \$1,180
2 Bedroom + Media	Fixed charges \$190	\$1,740 - \$1,910	\$1,150 - \$1,170
3 Bedroom	Fixed charges \$190	\$1,400 - \$2,000	\$1,150 - \$1,170
3 Bedroom + Study	Fixed charges \$190	\$1,670 - \$2,200	\$1,140 - \$1,170
Penthouse	Fixed charges \$190	\$2,100 - \$3,200	\$1,050 - \$1,200

RETAIL

Bashan Noodle (Restaurant)	McDonald's (Fast Food)
Crown Property Agency (Property Management & Leasing)	Miracle Supermarket (Asian Supermarket & Liquor)
Gong Cha Tea (Fast Food)	Nam2 (Restaurant)
Good2go (Convenience)	SKYE Suites Green Square (Hotel Serviced Apartments)
Infinity Building Management (Residential Services)	Social Society (Cafe & Restaurant)
Infinity Health Medical Centre (Health & Medical Services)	Venus Nails (Beauty)
Italian Street Kitchen (Restaurant)	Yees Yoghurt (Fast Food)
KFC (Fast Food)	Taco Bell (Coming Soon)



APARTMENT TYPE SPECIFICATIONS



STUDIO

KITCHEN	<ul style="list-style-type: none"> Floor tiles Re-constituted stone bench tops Externally ducted Miele rangehood Miele stainless steel two burner gas cooktop Miele compact oven (convection microwave) Fisher and Paykel fully-integrated dishdrawer 	<ul style="list-style-type: none"> Under-mount stainless steel sink (single bowl) Chrome single lever kitchen mixer Soft closing doors and drawers. Finish: timber laminate drawers and cupboards, and brushed metal laminate overhead cupboards Toughened mirror splashback and surround LED feature strip lighting
BATHROOM	<ul style="list-style-type: none"> Floor and wall tiles Painted plasterboard ceiling Recessed brushed metal laminate splashback Soft close laminate cupboards Soft close mirror vanity cupboards Re-constituted stone shelf Wall mounted basin Chrome single lever basin mixer 	<ul style="list-style-type: none"> Chrome bathroom accessories Chrome handheld shower on rail Floor mounted pan with in-wall cistern and soft close seat Frameless shower screen LED feature strip lighting Externally ducted exhaust fan
APARTMENT GENERAL	<ul style="list-style-type: none"> Built-in wardrobes with polyurethane doors to bedrooms Tiles or carpet to living, study and dining areas (refer to specific apartment floor plan) Painted plasterboard walls Painted plasterboard ceiling Ducted air conditioning Recessed LED downlights 	<ul style="list-style-type: none"> Stainless steel laundry tub with reconstituted stone top or stainless steel tub with cabinet Chrome laundry mixer Wall mounted clothes dryer Tiles to balconies Electronic security system to building with AV intercom in each apartment TV, telephone and data outlets, GPOs and NBN connection box

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APARTMENT TYPE SPECIFICATIONS



ONE BEDROOM

KITCHEN	<ul style="list-style-type: none"> Floor tiles Re-constituted stone bench tops Externally ducted Miele rangehood Miele stainless steel four burner gas cooktop Miele stainless steel microwave oven with trim kit Fisher and Paykel fully-integrated dishdrawer 	<ul style="list-style-type: none"> Under-mount stainless steel sink (single bowl) Chrome single lever kitchen mixer Soft closing doors and drawers. Finish: timber laminate drawers and cupboards, and brushed metal laminate overhead cupboards Toughened mirror splashback and surround LED feature strip lighting
BATHROOM	<ul style="list-style-type: none"> Floor and wall tiles Painted plasterboard ceiling Recessed brushed metal laminate splashback Soft close laminate cupboards Soft close mirror vanity cupboards Re-constituted stone shelf Wall mounted basin 	<ul style="list-style-type: none"> Chrome single lever basin mixer Chrome bathroom accessories Chrome handheld shower on rail Floor mounted pan with in-wall cistern and soft close seat Frameless shower screen LED feature strip lighting Externally ducted exhaust fan
APARTMENT GENERAL	<ul style="list-style-type: none"> Built-in wardrobes with polyurethane doors to bedrooms Tiles or carpet to living, study and dining areas (refer to specific apartment floor plan) Painted plasterboard walls Painted plasterboard ceiling Ducted air conditioning Recessed LED downlights 	<ul style="list-style-type: none"> Stainless steel laundry tub with reconstituted stone top or stainless steel tub with cabinet Chrome laundry mixer Wall mounted clothes dryer Tiles to balconies Electronic security system to building with AV intercom in each apartment TV, telephone and data outlets, GPOs and NBN connection box

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APARTMENT TYPE SPECIFICATIONS



TWO BEDROOM

KITCHEN	<ul style="list-style-type: none"> Floor tiles Re-constituted stone bench tops Externally ducted Miele rangehood Miele stainless steel 4 burner gas cooktop Miele stainless steel electric oven Miele stainless steel microwave oven with trim kit Miele semi-integrated full height dishwasher or Fisher and Paykel fully integrated dish drawer 	<ul style="list-style-type: none"> Under-mount, stainless steel sink - large single or 1.5 bowl (refer to specific apartment floor plan) Chrome single lever kitchen mixer Soft closing doors and drawers. Finish; timber laminate drawers and cupboards, and brushed metal laminate overhead cupboards Toughened mirror splashback and surround LED feature strip lighting
BATHROOMS	<ul style="list-style-type: none"> Floor and wall tiles Painted plasterboard ceiling Recessed brushed metal laminate splashback Soft close laminate cupboards Soft close mirror vanity cupboard Re-constituted stone shelf Wall mounted basin 	<ul style="list-style-type: none"> Chrome single lever basin mixer Chrome bathroom accessories Chrome handheld shower on rail Floor mounted pan with in-wall cistern and soft close seat Frameless shower screen LED feature strip lighting Externally ducted exhaust fan
APARTMENT GENERAL	<ul style="list-style-type: none"> Built-in wardrobes with soft close polyurethane doors to bedrooms Wool blend carpet to bedrooms Tiles or carpet to living, study and dining areas (refer to specific apartment floor plan) Painted plasterboard walls Painted plasterboard ceiling Ducted air conditioning Recessed LED downlights 	<ul style="list-style-type: none"> Stainless steel laundry tub with reconstituted stone top or stainless steel tub with cabinet (refer to specific apartment floor plan) Chrome laundry mixer Wall mounted clothes dryer Tiles to balconies Electronic security system to building with AV intercom in each apartment TV, telephone and data outlets, GPOs and NBN connection box

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APARTMENT TYPE SPECIFICATIONS



THREE BEDROOM

KITCHEN	<ul style="list-style-type: none"> Floor tiles Re-constituted stone bench tops Externally ducted Miele rangehood Miele stainless steel 4 burner gas cooktop Miele stainless steel electric oven Miele stainless steel microwave oven with trim kit Miele fully-integrated full height dishwasher 	<ul style="list-style-type: none"> Under-mount, stainless steel sink - large single or 1.5 bowl (refer to specific apartment floor plan) Chrome single lever mixer Soft closing doors and drawers. Finish; timber laminate drawers and cupboards, and brushed metal laminate overhead cupboards Toughened mirror splashback and surround LED feature strip lighting
BATHROOMS	<ul style="list-style-type: none"> Floor and wall tiles Painted plasterboard ceiling Recessed brushed metal laminate splashback Soft close laminate cupboards Soft close mirror vanity cupboard Re-constituted stone shelf Wall mounted basin 	<ul style="list-style-type: none"> Chrome single lever basin mixer Chrome bathroom accessories Chrome handheld shower on rail Floor mounted pan with in-wall cistern and soft close seat Frameless shower screen LED feature strip lighting Externally ducted exhaust fan
APARTMENT GENERAL	<ul style="list-style-type: none"> Built-in wardrobes with soft close polyurethane doors to bedrooms Wool blend carpet to bedrooms Tiles or carpet to living, study and dining areas (refer to specific apartment floor plan) Painted plasterboard walls Painted plasterboard ceiling Ducted air conditioning Recessed LED downlights 	<ul style="list-style-type: none"> Stainless steel laundry tub with reconstituted stone top or stainless steel tub with cabinet (refer to specific apartment floor plan) Chrome laundry mixer Wall mounted clothes dryer Tiles to balconies Electronic security system to building with AV intercom in each apartment TV, telephone and data outlets, GPOs and NBN connection box

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APARTMENT TYPE SPECIFICATIONS



PENTHOUSE

PENTHOUSES

KITCHEN	<ul style="list-style-type: none"> Floor tiles Stone bench tops Externally ducted Miele rangehood Miele stainless steel 5 burner gas cooktop Miele stainless steel pyrolytic electric oven Miele compact oven (convection type oven) Miele built-in gourmet drawer (warming drawer) Miele fully-integrated full-height dishwasher 	<ul style="list-style-type: none"> Fisher & Paykel fridge/freezer with integration kit Under-mount stainless steel sink (double bowl) Chrome single lever kitchen mixer Soft closing doors and drawers. Finish: polyurethane to island bench, with feature tile to full-height and overhead cupboards Toughened mirror splashback and surround LED feature strip lighting
ENSUITES	<ul style="list-style-type: none"> Floor and wall tiles Painted plasterboard ceiling Mirror splashback Soft close mirror vanity cupboards Feature leather vanity surrounds Re-constituted stone benchtop Double above counter basins Chrome single lever basin mixers Chrome bathroom accessories 	<ul style="list-style-type: none"> Flush-mounted rain shower head Chrome hand-held shower Floor mounted toilet pan with in-wall cistern and soft close seat Frameless shower screens and toilet cubicle Free-standing bath Wall mounted bath spout with hand-held shower Externally ducted exhaust fan LED feature strip lighting

APARTMENT TYPE SPECIFICATIONS



PENTHOUSE

PENTHOUSES (CONTINUED)

BATHROOMS	<ul style="list-style-type: none"> Floor and wall tiles Painted plasterboard ceiling Recessed brushed metal laminate splashback Soft close laminate cupboards Soft close mirror vanity cupboard Re-constituted stone shelf Wall mounted basin 	<ul style="list-style-type: none"> Chrome single lever basin mixer Chrome bathroom accessories Chrome handheld shower on rail Floor mounted pan with in-wall cistern and soft close seat Frameless shower screen LED feature strip lighting
APARTMENT GENERAL	<ul style="list-style-type: none"> Built-in wardrobes with polyurethane doors to bedrooms Floors: Tiles to kitchen, living and dining 100% wool carpet to bedrooms Feature leather wall panelling to master bedroom robe and ensuite Painted plasterboard walls Painted plasterboard ceiling Ducted air conditioning Recessed LED downlights Under-mount, stainless steel laundry tub Laundry cupboard with overhead storage and reconstituted stone benchtop 	<ul style="list-style-type: none"> Chrome laundry mixer Washing machine and wall mounted clothes dryer Tiles to balconies GPO, gas and water outlet to balconies Electronic security system to building with AV intercom in each apartment Home automation package Integrated sound system TV, telephone and data outlets, GPOs and NBN connection box

KEY FREQUENTLY ASKED QUESTIONS

WHO IS THE DEVELOPER?

CROWN GROUP.

WHO IS THE ARCHITECT?

KOICHI TAKADA ARCHITECTS.

WHAT IS THE SITE AREA?

THE SITE IS 5,470SQM IN AREA. IT CONTAINS FOUR FRONTAGES, BEING BOURKE STREET, BOTANY ROAD, TWEED PLACE AND EBSWORTH STREET.

HOW TALL IS THE BUILDING?

THE HEIGHT OF THE BUILDING INCLUDING THE ROOF TOP IS APPROXIMATELY 64.25M HIGH FROM THE CORNER OF BOURKE STREET AND BOTANY ROAD.

HOW MANY APARTMENTS ARE THERE IN INFINITY BY CROWN GROUP?

THERE ARE 401 APARTMENTS. THIS INCLUDES SKYE SUITES GREEN SQUARE, CROWN GROUP'S COLLECTION OF 90 HOTEL-STYLE SERVICED APARTMENTS FACING TWEED PLACE.

WHEN WAS THE BUILDING COMPLETED?

2019.

IS IT STRATA TITLE?

YES.

IS THE INTERNAL COURTYARD A PUBLIC THOROUGHFARE?

YES. IT IS PUBLICLY ACCESSIBLE AND UNDER CONSTANT SURVEILLANCE 24 HOURS A DAY, 7 DAYS A WEEK, 365 DAYS OF THE YEAR.

HOW MANY LIFTS ARE IN THE BUILDING?

THERE ARE TWO BANKS OF THREE RESIDENTIAL LIFTS AS WELL AS ONE BANK OF TWO LIFTS FOR SKYE SUITES GREEN SQUARE. AN ADDITIONAL RETAIL LIFT CONNECTS BASEMENT 1 PARKING WITH THE GROUND FLOOR AND LEVEL 1 RETAIL AREAS. A PUBLIC LIFT CONNECTS GREEN SQUARE TRAIN STATION WITH BOTANY ROAD.

WHAT ARE THE AMENITIES WITHIN THE BUILDING?

INFINITY BY CROWN GROUP FEATURES A FULLY EQUIPPED GYM, OUTDOOR HEATED INFINITY POOL, SAUNA, SPA AND A ROOFTOP GARDEN WITH BBQ FACILITIES AND KITCHENETTE, TWO MUSIC ROOMS WITH PIANOS, A MEETING ROOM, CHILDREN'S PLAY ROOM WITH GAMING CONSOLES, CINEMA ROOM AND FUNCTION SPACE WITH KITCHEN.

HOW BIG IS THE SWIMMING POOL?

THE SIZE OF THE SWIMMING POOL IS 12.5M LONG X 8M WIDE.

WHAT SOUND INSULATION QUALITY EXISTS BETWEEN APARTMENTS?

APARTMENT WALLS, CEILINGS AND FLOOR INSULATION COMPLIES WITH THE BUILDING CODE OF AUSTRALIA (BCA) AND APPLICABLE AUSTRALIAN STANDARDS (AS).

ABOUT THE ARCHITECT



KOICHI TAKADA

Founded in 2008, Koichi Takada Architects is a young and innovative practice, which has already delivered a wide range of architectural and interiors projects within Australia and overseas, ranging from mixed-use to residential, retail, hospitality and cultural venues. Projects by Koichi Takada Architects have won several key awards including the International Restaurant and Bar Design Awards in the UK and an International Property Council award.

MOST NOTABLE PROJECTS

ARC BY CROWN GROUP, SYDNEY CBD

SKYE BY CROWN GROUP, NORTH SYDNEY

V BY CROWN GROUP, PARRAMATTA

NATIONAL MUSEUM OF QATAR, DOHA



ARC BY CROWN GROUP



SKYE BY CROWN GROUP



NATIONAL MUSEUM OF QATAR

SIX REASONS TO BUY IN GREEN SQUARE

REASON ONE FAMILY LIVING

A short commute from Green Square means more time that you can spend with loved ones, leading to an ideal work-life balance. Meanwhile, the abundance of education options in the area enables everyone to reach their potential. Schools in the neighbourhood include Gardeners Road Public School, Erskineville Public School, Alexandria Park Community School, Sydney Girls High School and Sydney Boys High School. University students have three world-class universities close by with University of New South Wales, University of Sydney and University of Technology Sydney.



REASON TWO A CONNECTED COMMUNITY

Green Square connects you with the vibrant local culture as well as Sydney's enormous celebrations. Vivid Sydney, Chinese New Year, Carols in the Domain and City2Surf – you'll be close to it all, while being able to enjoy a neighbourhood that's modern, respectful and multicultural. There's an astonishing range of dining destinations in the area offering a world of flavours, as well as Australia's best boutique shopping and major retail hubs. You can come to know your neighbours through shared experiences and public spaces such as the upcoming Lachlan Precinct and Dyuralya Square.



REASON THREE EVERYTHING AT YOUR DOORSTEP

You'll barely ever be more than half an hour from any important destination in Green Square, whether it's work in the city, a concert on the Harbour, a flight at Sydney airport or a check-up at your doctor's. Green Square train station already provides outstanding connection to all major attractions just five kilometres from the CBD, three kilometres from University of New South Wales and four kilometres from Sydney Airport. The future Sydney Metro's automated rapid transit system will connect to the new Waterloo Metro station, with a proposed travel time of just two minutes to Central train station from 2024. The Sydney light rail also connects close by at Moore Park.



REASON FOUR THE SUN, THE SURF, THE WIDE OPEN SPACES

Green Square combines the ideal inner-city lifestyle with Sydney's largest urban green space. Centennial Parklands will provide a lifetime of peaceful moments and open-air fitness, as well as the chance to connect with world-class conservation practises. There are five quality golf courses in the area, both public and private, as well as a range of sports centres and swimming pools. On a weekend you'll have endless options, including lazing over lunch in nearby Moore Park, taking a short journey to beautiful Coogee Beach, shopping up a storm in chic Surry Hills and wandering through markets at nearby Dyuralya Square.



REASON FIVE VALUE FOR MONEY

True value for your investment means being able to enjoy first-class amenities, easy travel to work and recreation, and peace of mind that you've purchased in an area that's set to grow in demand. Not every inner-city suburb can offer these aspects, but the revitalised Green Square precinct offers the opportunity to own and live in contemporary comfort in an affordable and accessible way. By buying a new property, you'll gain access to brand-new amenities in an area where new and exciting changes are occurring on a daily basis. Green Square has become a highly desirable suburb for owner-occupiers, investors and tenants alike.



REASON SIX TIMELESS, QUALITY DESIGN



The inner-city location and connectivity of Green Square has naturally piqued the interest of Australia's top builders and developers. Now is the chance to find your very own piece of the neighbourhood's transformation by investing in a luxurious, architect-envisioned property by a reputable developer. Never before has there been such an opportunity to enjoy Green Square's natural surroundings and proximity to the city, while also living in a cutting-edge apartment with truly modern facilities. Quality design and craftsmanship simply never goes out of style.

GREEN SQUARE BY NUMBERS

\$900,000

THE MEDIAN APARTMENT PRICE IN GREEN SQUARE.¹

28

THE MEDIAN AGE OF GREEN SQUARE RESIDENTS.²

37.3%

OF INDEPENDENT YOUTHS LIVING IN GREEN SQUARE.¹

\$787

AVERAGE RENT PER WEEK FOR A 2 BEDROOM APARTMENT IN GREEN SQUARE.³

148

THE TOTAL NUMBER OF VISITS PER PROPERTY IN GREEN SQUARE.¹

26%

THE PERCENTAGE OF MATURE AND ESTABLISHED INDEPENDENTS LIVING IN GREEN SQUARE.¹

10,078

THE TOTAL POPULATION OF GREEN SQUARE.²

2,260

THE TOTAL NUMBER OF FAMILIES LIVING IN GREEN SQUARE, WITH AN AVERAGE OF 1.3 CHILDREN PER FAMILY.²

4.3%

THE AVERAGE ANNUAL RENTAL YIELD IN GREEN SQUARE.¹

54.6%

THE PERCENTAGE OF GREEN SQUARE RESIDENTS WHO ARE WORKING PROFESSIONALS OR MANAGERS.²

¹ REALESTATE.COM.AU

² THE AUSTRALIAN BUREAU OF STATISTICS

³ CROWN PROPERTY AGENCY 2020

INVESTING IN INFINITY BY CROWN GROUP

Before being redeveloped into a thriving hub of residential developments, excellent infrastructure and transport links, Green Square was one of Sydney's oldest industrial centres. Today, Green Square holds an abundance of opportunities for real estate investors to make serious returns in a few short years.

Green Square is ideal for real estate investors looking to hold their properties for the long term. It is estimated that Green Square is set to house 61,000 residents within the next decade while being well on its way towards becoming Sydney's most populous suburb by 2031 with a forecast population growth rate of 5.1%.

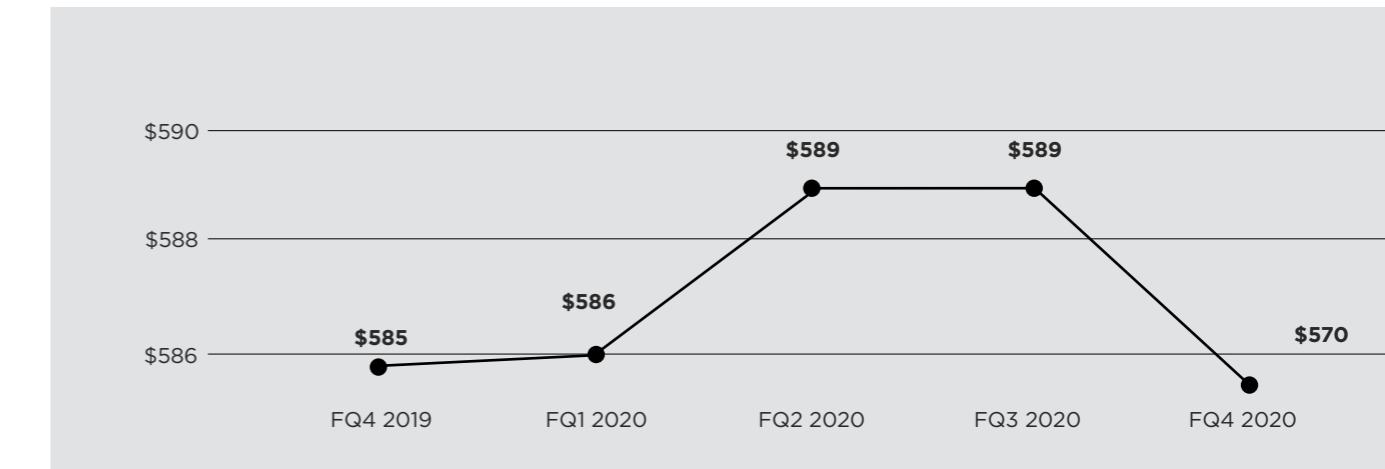
RENT TRENDS IN GREEN SQUARE

1 BEDROOM	2 BEDROOM
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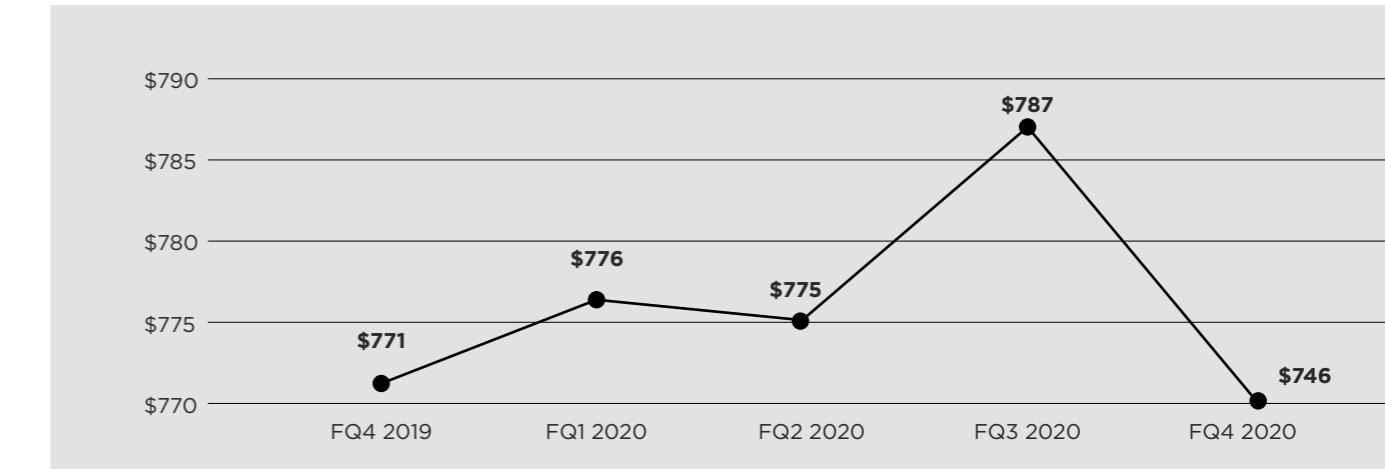
Average weekly rent	\$570	\$746
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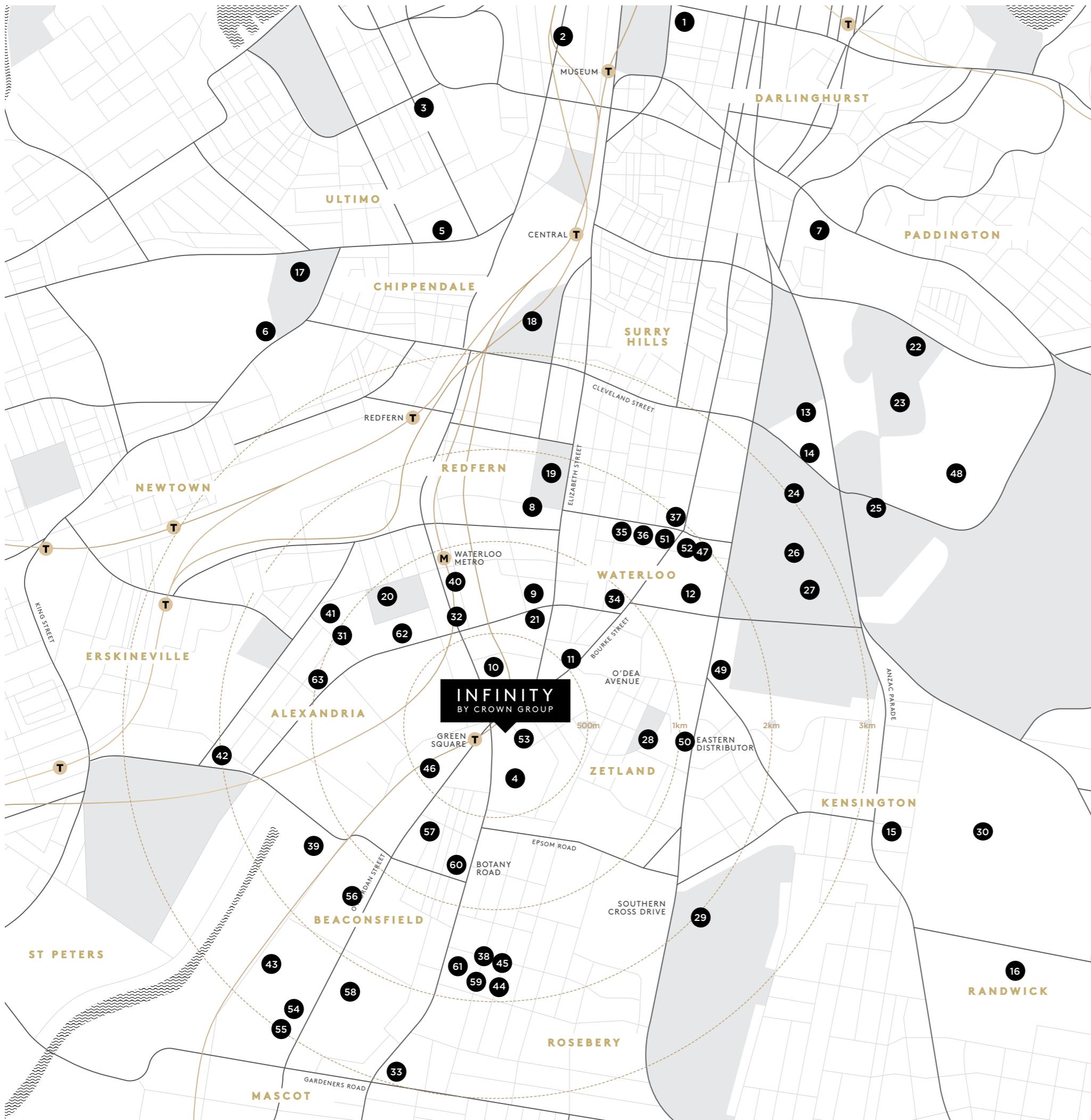
SOURCE: CROWN PROPERTY AGENCY

AVERAGE WEEKLY RENT - 1 BEDROOM



AVERAGE WEEKLY RENT - 2 BEDROOM





A CONNECTED NEIGHBOURHOOD

CONVENIENCE IS NOT ONLY AT YOUR DOORSTEP IN GREEN SQUARE, BUT WILL BECOME PART OF YOUR WAY OF LIFE. A CAR HERE IS OPTIONAL.

RECREATION

1. Australian Museum
2. The Metro Theatre
3. Powerhouse Museum
4. Green Square Library & Civic Plaza

EDUCATION

5. University of Technology Sydney
6. The University of Sydney
7. The University of New South Wales Art & Design
8. KU James Cahill Preschool
9. Our Lady of Mt Carmel Catholic Primary School
10. Green Square School
11. Taylors College
12. Moore Park Children's Early Learning Centre
13. Sydney Boys High School
14. Sydney Girls High School
15. Kensington Public School
16. The University of New South Wales

PARKS AND SPORTS

17. Victoria Park
18. Prince Alfred Park
19. Redfern Park
20. Alexandria Park
21. Waterloo Oval
22. Allianz Stadium
23. Sydney Cricket & Sports Ground Trust
24. Moore Park Tennis
25. Centennial Parklands Sports Centre
26. Moore Park
27. Moore Park Golf
28. Joynton Park
29. The Australian Golf Club
30. Royal Randwick Racecourse

DINING AND CAFES

31. Bread & Circus Wholefoods
32. John Smith Specialty Coffee
33. Bourke Street Bakery
34. Allpress Espresso
35. Luke's Kitchen
36. So 9
37. Kepos Street Kitchen
38. 5th Earl
39. The Grounds of Alexandria
40. The Cauliflower Hotel
41. Fratelli Fresh
42. The Copper Mill
43. The Rocks Brewing Co.
44. Archie Rose Distilling Co.
45. Three Blue Ducks
46. Mecca

RETAIL AND HOMEWARES

47. Danks St Plaza
48. The Entertainment Quarter
49. Supa Centa Moore Park
50. East Village Shopping Centre
51. Aldi
52. Coles (inside Danks St Plaza)
53. Woolworths
54. GlobeWest
55. Blu Dot
56. Alexandria Homemaker Centre
57. Coco Republic
58. Space Furniture
59. Zimmermann Outlet
60. Assembly Label
61. Camilla and Marc Outlet
62. Oxford Outlet
63. Victoria's Basement

PROJECT INTRODUCTION

SALES ADVICE

Upon selection of your chosen apartment we require a \$10,000 deposit so we can take the property off the market and begin processing the contract and associated administration. At this point we also require:

- The full name that you wish to appear on the contracts
- Your address and contact details, and
- Your solicitors contact details
- Photo identification either Driver's License or Passport (For Trust Account Compliance)
- Signed Electronic Contract Consent form

DEPOSIT

Initial deposits can be made by:

- Cheque made out to: Dentons Australia Pty Ltd , or
- EFT to:

ACCOUNT NAME	DENTONS AUSTRALIA PTY LTD TRUST ACCOUNT
BANK	ANZ
BANK ADDRESS	388 GEORGE STREET, SYDNEY NSW 2000
BSB	012006
ACCOUNT NUMBER	003711932
REFERENCE	SSP APARTMENT NUMBER AND SURNAME E.G. SSP123SMITH

This initial deposit is fully refundable should you be unable to exchange. Please keep in mind that we take the apartment off the market in good faith that you will proceed with the purchase. We kindly ask that the deposit and solicitors details are given to us once you are satisfied that this is your chosen property.

EXCHANGE OF CONTRACT

Once the draft contract is received by your solicitor, the document then reviewed and amendments finalised if required. The contract then will be issued on DocuSign for signing and become binding with 5 days cooling off period. Note the initial deposit is not refundable after contracts are binding.

- Bank cheque
- EFT

THE CROWN GROUP DIFFERENCE

Few Australian companies in the competitive property development arena have enjoyed the phenomenal growth of Crown Group.

From a boutique operation founded in 1996 by architect Iwan Sunito and engineer Paul Sathio, Crown Group has flourished to become a multi-billion dollar enterprise of property developments, and a team of more than 140 specialists.

Crown Group's success can be attributed to its focus on sure investment returns through soundly planned developments. Drawing on their considerable expertise and market analysis, Crown Group is foremost in recognising market trends in changing lifestyles, and quickly innovates to meet these new demands.

As our project portfolio has grown, our service offering has expanded too. We now provide a complete investment package: development planning, architecture, construction, global capital investment, resort and hotel operations and after-sales.

And, as ever, we remain driven to bringing customers the ultimate experience in urban SPACE that appeals to the head as much as the heart.



CROWN GROUP WAS NAMED THE TOP AUSTRALIAN PROPERTY DEVELOPER BRAND IN CHINA IN 2019, ACCORDING TO THE 'AUSTRALIAN BRANDS IN CHINA' REPORT BY MELBOURNE'S MONASH UNIVERSITY



INFINITY BY CROWN GROUP 301-305 BOTANY ROAD, GREEN SQUARE

