



7 Parkview Drive

Sydney Olympic Park

7 Parkview Drive forms part of the Sydney Olympic Park commercial precinct and is located in close proximity to the Olympic Park Rail Station.

GPT's masterplan for the site, as approved by Sydney Olympic Park Authority (SOPA), provides a total of 60,500 sqm of campus style office space based on a floor space ratio of 2.5:1.

In June 2010, GPT announced that it will commence stage 1 of 3 stages, delivering 12,200 sqm of A-Grade office space, targeting an expected initial yield of 8.5%.

Ownership Interest	100%
Acquired	May 2002

Property Details

Location	Sydney Olympic Park, NSW
Lettable Area	6,980 sqm
Site Area	24,500 sqm
Income (6 Months)	\$0.2m
GPT Fair Value	\$17.5m

Latest Valuation

Value	\$17.0m
Valuer	Jones Lang LaSalle
Valuation Date	31 December 2009
Current Capitalisation Rate	N/A
Terminal Capitalisation Rate	N/A
Discount Rate	N/A
Occupancy	59.8%
Weighted Average Lease Expiry	3.3 Years by Income

GPT Fair Value based on internal valuation.