



10 December 2009

The Manager
Company Announcements
Australian Securities Exchange

Dear Sir/Madam,

SUNLAND ACQUIRES PREMIER BRISBANE CBD RESIDENTIAL SITE FOR \$250 MILLION LUXURY HIGH-RISE DEVELOPMENT

Listed property developer Sunland Group (ASX: SDG) has entered Brisbane's CBD high-rise residential market with the acquisition of the prime Carrington site on the corner of Alice and Albert Streets and 140 Alice Street for a \$250 million project targeting owner-occupiers.

The 2,067 square metre site was purchased from Devine Ltd for \$25 million (including GST), with the transaction scheduled to settle on 15 January 2010.

Sunland Managing Director Sahba Abedian said the Carrington site purchase was part of Sunland's strategy to strengthen its development portfolio in all core activities including land, housing and highrise.

The purchase of this prime site in Brisbane adds to the existing high rise portfolio and is testimony to the Group's commitment to owner occupier product.

"The Carrington site provides a rare opportunity to develop in one of Brisbane's most beautiful and vibrant precincts.

"It is without doubt the number one address in the Brisbane CBD with its strategic location on the Albert Street boulevard, which provides the city's key visual and pedestrian link between King George Square and the Botanical Gardens."

"Only a short distance to the river, the site has unparalleled views to the Kangaroo Point cliffs, Southbank and CBD and is just blocks from the Queen Street Mall.

Mr Abedian said the proposed residential high-rise development will comprise approximately 200 luxury apartments and feature leading architectural design to capitalise upon the site's extensive views.

"Master-planning will commence immediately and will be in keeping with the Brisbane City Council's town plan and vision for the city," he said.

"At this stage, we plan to lodge a Development Application during the first half of 2010."

Mr Abedian said the development will target owner-occupiers, which has historically been a strong sector for Sunland, and is expected to deliver a financial contribution to the Group in the 2013-14 financial year.



Sunland Group Limited ABN 65 063 429 532

Level 2, Circle on Cavill, 3184 Surfers Paradise Boulevard, Surfers Paradise Queensland 4217 Australia T 07 5564 3700
PO Box 1301 Surfers Paradise Queensland 4217 Australia F 07 5564 3777 E office@sunlandgroup.com.au www.sunlandgroup.com.au

Sunland Group

The Sunland high rise portfolio now comprises the Marine Parade site on the Gold Coast and the latest addition of the Carrington Site in Brisbane.

"High-rise developments have been an integral and successful part of Sunland's history, from our first residential tower at Malibu in Main Beach in 1988 to the award-winning Yve and Balencea in Melbourne," Mr Abedian said.

"We made a decision three years ago to temporarily exit the high rise residential market and in 2008-09 completed the sell-out of our Australian high-rise portfolio to achieve \$126 million in sales comprising Balencea in Melbourne, and Circle on Cavill and Avalon on the Gold Coast.

"Now we think the time is right to start preparing for the next wave of projects," Mr Abedian said. "Over the past 26 years, we have closely watched the property cycle and acquiring rare sites like the Brisbane location, are now timely.

"We believe Sunland's portfolio currently represents some of the most prime locations for fine quality residential developments."

In 2009-10 Sunland will launch ten new residential projects to deliver a total of 957 residential homes with a combined end value of \$518 million, representing the most active program of project releases in recent times.

The sale was negotiated by Rick Bird of Ray White Transact in conjunction with Jones Lang LaSalle.

Yours faithfully



GRANT HARRISON
COMPANY SECRETARY

For media enquiries please contact:

Sarah Dixon
Manager
Rowland

07 3229 4499 or 0418 748 892