PBD DEVELOPMENTS LIMITED

ASX / Media Release

23 October 2013

UPDATE ON BURWOOD SQUARE AND NEW FINANCE FACILITIES

PBD Developments Limited (ASX: PBD) (**PBD** or **Company**), is pleased to provide further details regarding its investment in Burwood Square, a joint venture development, which was announced to the market on 27 September 2013.

As previously advised to the market, PBD has entered into the joint venture with the owners and the developer of the land, B1 Goldfield Development Pty Limited. Burwood Square will consist of 210 residential units across three towers, 8,200sqm of retail space contained in a podium and public and private basement car-parking. Planning for Burwood Square is well progressed with development consent received in March 2013. It is anticipated that a builder will be appointed and construction is expected to commence by late November 2013.

Further to the information previously provided, the Company advises that, to date, PBD has invested \$8.5 million in the joint venture development and it is anticipated that PBD will contribute a further \$17.5 million in the financial year ending 30 June 2014.

Under the terms of the joint venture agreement, on completion of the development (expected in 2016) PBD will receive its investment amount (including an interest component) and its 48% share in any net profit remaining in the joint venture.

PBD considers that this investment has been substantially de-risked due to 208 of the 210 residential units being exchanged.

Burwood Square has an end value in excess of \$200 million. PBD expects to see returns commence within three years.

New Finance Facilities

As advised to the market on 27 September 2013 the investment in Burwood Square has been funded by new bank facilities. These facilities are with Sun Hung Kai International Bank [Brunei] Limited (**SHK** facility) and Mulpha Ventures Sdn Bhd (**Mulpha facility**).

The SHK facility is a \$40 million, 3 year revolving credit facility and the Mulpha facility is an unsecured \$12 million facility that the Company has entered into on a short-term basis.

A full disclosure regarding these facilities will be contained in the Prospectus that will be released to the market on or around 24 October 2013 in relation to the Non-renounceable entitlement issue, as previously announced to the market on 17 October 2013.

ENDS

For further information please contact:

Nicole Moodie, Company Secretary P: 02 9270 6111

About PBD Developments:

The principal activity of PBD Developments is to identify urban projects to develop for resale. By nature, these masterplanned projects offer many built-form value add opportunities beyond the standard residential lot market. PBD Developments has a vision to grow as a significant contributor to the design and development of premium residential property utilising community based planning and innovative design concepts targeted to meet the needs and exceed the expectations of markets while delivering new benchmarks in environmental excellence.