

AVJennings & BOS International announce Eastwood Joint Venture

Melbourne, 31 October 2007: AVJennings Limited (ASX:AVJ) and BOS International (Australia) Ltd (BOSI), a subsidiary of HBOS Australia, have entered into a joint venture for the development of the former Brickworks site at Eastwood in Sydney's sought after northern suburbs. The site is currently masterplanned with a yield of 255 dwellings.

Managing Director of AVJ, Mr. Louis Milkovits, in announcing the joint venture, said that the Eastwood site is the largest value acquisition in which AVJ has been involved. The terms of the joint venture are that the project results will be shared equally.

AVJ has been appointed to manage the development of the project as well as oversee the sales and marketing functions. It will also undertake the construction of the dwellings under contract to the joint venture.

The joint venture also results in an extension of an already strong relationship between AVJ and BOSI. The structure is such that it allows for additional development projects to be undertaken between AVJ and BOSI.

Larry Mahaffy, Director of Structured Property Finance at BOSI said "We are delighted to be able to build on our long standing relationship with a well respected operator. We have confidence in the demographic trends which underlie support for residential development over the longer term and are impressed by the terrific potential of the site at Eastwood."

The Eastwood site is well serviced by rail and road transport including Epping Road, the M2 and Victoria Road. It is in close proximity to a number of high quality schools and convenient shopping. It is also close to the Eastwood, Epping CBD, Macquarie Business Park and Carlingford village employment centres.

The Eastwood development has access to both the city and the Parramatta CBD is very convenient. Median established house prices in Eastwood are \$730,000 and the suburb has maintained strong price growth momentum over recent years.

The site will be fully built out with a combination of housing styles including free standing housing, townhouses and apartments. It will feature a heritage precinct which will include a sympathetic interpretation of the operations of The Great Northern Brick Company Limited established in 1912. These heritage assets, surrounded by parkland, will be a centerpiece sustaining history for the community and generations to come.

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