



ASIAN PACIFIC
GROUP

LANDMARKS

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CorporateOne @ Bell City

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UPCOMING PROJECTS

CHECK OUT THE LATEST ARTISTS IMPRESSIONS of [THE WATSON] and [THE LARWILL]

[THE WATSON]
Walkerville Adelaide



[THE LARWILL]
North Melbourne



MESSAGE FROM THE CEO



“We are proud to announce that we have been developing in Victoria since 1867”

We are proud to announce that we have been developing in Victoria since 1867 when W.H. Deague arrived from his native England and began as a general contractor and builder in North Fitzroy. Some of the more prominent buildings that we developed include The English & Scottish Bank in West Melbourne and the Caulfield Grammar School. We are already starting to think about the 150th year celebration in four years time!

The first half of 2013 has seen us complete the sales of our 240 unit development known as The Watson in Adelaide. We have been successful in being awarded a 25 year lease over a brand new hotel as part of the \$640 million Bendigo Hospital redevelopment. We finalised and opened Peninsula on the Bay in Frankston which has injected a life blood and surge in confidence into the Frankston area and we are on track for the opening of The Larwill Hotel at the Royal Children’s Hospital in 2014. The group is in acquisition mode and is close to securing a second site in the Adelaide CBD as well as a strategically located site in Perth for a unique boutique hotel.

The Asian Pacific Group Board is continuing to closely monitor the world economic situation and believes that the US has clear signs of recovery. We are in a very unique situation where good news is driving the stock market down as the government reduces its aggressive spending and the possibility that interest rates may start to increase later in the year. We see Europe being flat for the next 10 to 20 years but the big question mark is if China’s growth decreases to 7.5% per annum what is this really going to mean for Australia?

Our operational businesses including the hotels, commercial office space, telecommunications, car parking, owners corporation management, real estate management and facilities management continue to buck the economic trend and strive for continued growth and opportunities.

Wishing you all well for the remainder of 2013.

William Deague
CEO
Asian Pacific Group

ART SERIES HOTEL GROUP UPDATE



2014 is going to be a big year for the Art Series Hotel Group with three properties in development. The group have been awarded a 25 year lease over a brand new 128 room Art Series Hotel in Bendigo, as part of the \$640 million Bendigo Hospital redevelopment. Bendigo will open in February 2014; the artist is yet to be determined. The Watson named after the grand master of indigenous painting, Tommy Watson, is set to open in Adelaide in May/June 2014.

The Larwill Hotel, named after the late artist David Larwill, will open in December 2014 as part of the Melbourne Royal Children's Hospital. The 100 room hotel, located on Flemington Road, North Melbourne, will provide accommodation for the families of patients of the hospital, as well as visiting clinicians, academics, researchers and health professionals.

Dinner amongst the art

In celebration of our 4th birthday, the Art Series team headed to Sydney and hosted a lavish dinner for our interstate friends at The Olsen Irwin Gallery in Paddington. Seated amongst the art, the conversation and wine flowed for a memorable evening.



MACKLEMORE AND RYAN LEWIS

Chart topping duo, Macklemore and Ryan Lewis ran riot on The Cullen Rooftop recently, courtesy of Nova 100's Red Room. The Cullen Rooftop's city skyline provided the perfect backdrop for a handful of lucky listeners who were treated to tunes including the No. 1 hit Thrift Shop. Rock on. It was a good time and here's the proof.



Nova's Lauren Brain and Dan Anstey and chart topping duo Ryan Lewis and Macklemore perform on the Cullen Rooftop as part of Nova's Red Room

GRAMERCY RESTAURANT-WET YOUR WHISTLE

Rather be in New York? From 4 to 7pm nightly, Gramercy at The Cullen hosts 'Wet Hour'. Happy Hour, but wetter. Join Gramercy chatter on Facebook and keep up to date with their latest offerings.



Gramercy at The Cullen hosts 'Wet Hour'. Happy Hour, but wetter



JOHN OLSEN WAS IN TOWN SIGNING PRINTS

Full of life and vibrant as ever, we were lucky enough to be treated to a visit from Dr John Olsen this month. Residing in his eponymous penthouse, the celebrated artist signed a new run of his highly collectible prints before tucking into his favourite paella in Spoonbill.



John Olsen was in town signing prints

BREKKIE WITH MAGGIE BEER

As proud partners of the Good Food and Wine Show, we hosted national treasure Maggie Beer for 'A Night at The Olsen'. A lucky group of journalists' enjoyed an art tour, room service and breakfast with Maggie who shared insights into feasting and an amazing career.



Maggie Beer: As proud partners of the Good Food and Wine Show, we hosted national treasure Maggie Beer for 'A Night at The Olsen'



THAT'S A WRAP

Celebrating the largest festival attendance yet, The Blackman played host to Carbon Festival's wrap party. Talking design, new media and photography during the day, as night fell; international creative's including Jeff Hamada, Eddie Huang, Sean Stussy and Martha Cooper took to the Blackman's Garden Room Penthouse to let their hair down.



Art Series [The Blackman] Melbourne 452 St.Kilda Road



Celebrating the largest festival attendance yet, The Blackman played host to Carbon Festival's wrap party

ASIAN PACIFIC CORPORATE SERVICES UPDATE



At the close of another financial year Asian Pacific Corporate Services foundation is set to deliver a very strong 2013/14 for our landlords, tenants and owners. Our continued substantial investment in marketing our landlords suites for sale and lease coupled with a focused and experienced commercial sales and leasing team should deliver record low vacancies across our portfolio and strong sales results. Furthermore we have invested in excess of \$500,000 in the creation of a dedicated Client Services Team that will work with all of our service departments to further improve tenant retention and business expansion. Each of these positive initiatives bring with them further opportunities for potential career growth for our APCS team.

Our telecommunications team have established some outstanding relationships with partners to deliver a voice, data and cloud service which is not only leading edge but incredibly cost effective for our clients. This is now expanding throughout small, medium and large businesses across the east coast of Australia.

Shortly we will be announcing two new senior appointments within our Facilities Management Team which, with our new strategies, will transform the way our properties and clients are serviced and managed.

With the ongoing successful expansion of our Serviced Office division and management of our Owners Corporation and the extraordinary support of our committed Senior Management team and all staff we are very proud of what Asian Pacific Corporate Services has achieved in 2012/13 and we are extremely excited for the ongoing service and product enhancements in the next 12 months and the opportunities for all under "One Family One Group".

ASIAN PACIFIC SERVICED OFFICES UPDATE

It has been a very busy few months for Asian Pacific Serviced Offices and we have had a strong start to 2013.

We opened our 7th Serviced Office location, Peninsula on the Bay in Frankston in April to a fantastic reception. The support we have received from the business community and Frankston City Council has been phenomenal and we continue to see strong results there with extremely strong demand for our serviced office products.

Our focus is also on opening CorporateOne @ Bell City which is expected to be opening early November. Asian Pacific Serviced Offices will be taking a full floor at the new prestigious site located in Preston.

This will be opening off the back of the extremely successful serviced office business that has been operating at Bell City for the last four years.

We have already had strong interest from small to medium size businesses in the northern suburbs of Melbourne.

We are looking forward to an exciting remainder of the year!



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1. Peninsula Serviced Offices 2. Peninsula Serviced Offices
3. Serviced Apartment @ Peninsula on the Bay
4. Artist Impression of Peninsula on the Bay

APTel UPDATE

APTel and Asian Pacific Corporate Services (APCS) IT has embarked on many major ICT initiatives aimed at improving efficiencies and empowering our business to scale and compete with the best in our field. The APCS IT team are moving Asian Pacific Group's entire core IT systems and messaging platform to our "Cloud Computing" architecture, and in doing so will deliver speed increases across our Citrix, email and database platforms.

At the same time, APTel is well underway implementing a global best of breed Voice platform by Broadsoft. Used by most of the world's biggest Telecommunications providers this platform will run in parallel with our Cisco solution and provide our customers with the very latest in business communications and collaboration services across all digital devices. With Broadsoft we can compete and win bigger, more complex and valuable deals, and continue our drive to become one of Australia's premier Telecommunications providers.

APTel has had a very successful financial year with a number of exciting Telecommunication and Cloud Infrastructure deals being signed by Jim Risby and the team. This is an exciting time for APTel and shows the growth potential of this division within APG and its market relevance in the ICT industry.



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AOCM UPDATE

As the end of the financial year drew closer, AOCM were busy planning, budgeting, negotiating and renewing all scheduled contracts for our Owners Corporation properties to ensure that all members outgoings were budgeted accurately and levies set to meet the ongoing annual costs.

We have recently commenced management of Asian Pacific Group's latest development – Peninsula on the Bay located at 435 Nepean Highway, Frankston. This property is a mixture of Quest operated serviced apartments, Asian Pacific Serviced Offices and private residences with a café and an Italian Restaurant. Elle Bache will also shortly open at the property.

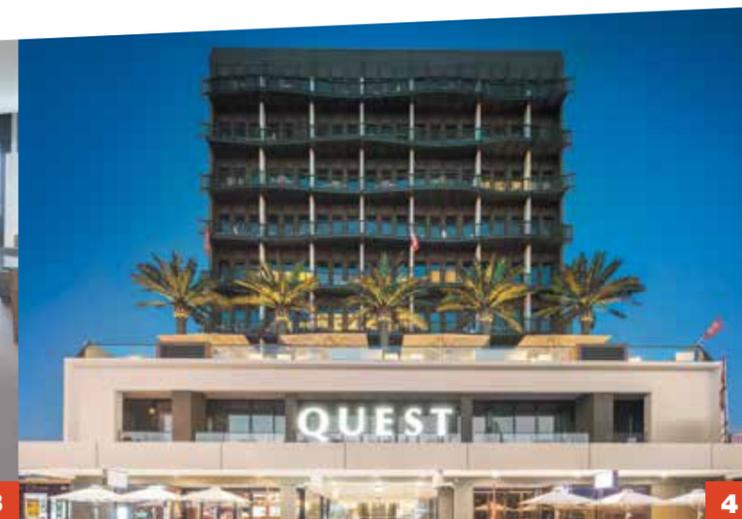
Earlier this year, AOCM changed their computer software system from Rockend to Strata Max which has been hugely successful as it enables owners 24/7 access to view and download both their individual accounts and also copies of minutes, financial reports, insurance documents etc.



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MFM UPDATE

MFM has launched our new service desk software! With the implementation of this new software MFM are shifting focus to a more comprehensive product catalogue and supplier listing. This will reduce the timeframes for quotes and create great savings for clients due to reduced overhead costs

MFM's supplier arrangements have been tightened and MFM continues to refine and negotiate these arrangements to obtain below market rates for management of our sites and to benefit clients in their tenancy requirements. We are always monitoring supplier performance levels to ensure turnaround of works is efficient and that all clients receive the service levels expected.

Please feel free to recommend MFM services to any buildings your company may occupy within Melbourne and any testimonials or feedback you would like to provide would be greatly appreciated.



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MCO UPDATE

The End of Financial Year is always an extremely active time for businesses as they consider their financial future and expand their commercial horizons. It has been an exciting start to 2013 for MCO with our increased marketing activities and great results being delivered by our Sales and Leasing team.

Strong focus by our Portfolio Management Team on retaining existing tenants has also proven to improve occupancy levels across the Portfolio.

The forecast for the new financial year sees rents and sale prices stabilising as we face some external challenges ahead, including the election, and predicted increase of unemployment.

Marketing activities will be bigger than ever to assist our team to deliver results despite some of the challenges ahead. A brand new campaign for MCO will soon be announced which will be rolled out across print, online, radio and signage to maintain not only a high level of enquiry but promote the MCO brand across Victoria.

I would like to take this time to thank you for your continued support and wish you all the best for a new financial year.

Thank you!

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BELL CITY UPDATE

Gallery Launch

Rydges Bell City showcases its commitment to artistic innovation with the launch of a creative exhibition space, located in the hotel's main reception area. The gallery provides guests with something unique to experience during their visit and also aims to engage the community, with new feature artist submissions sought from the local area.

The inaugural exhibition showcases renowned Melbourne photographer William Watt, presenting a series of evocative noir and live colour scenes that capture the understated essence of Melbourne city. The streets, the people, and the impressively ordinary moments that lurk day to day are intimately depicted and warmly delivered through the still lens in this beautifully curated exhibition. View more of his work at melbournestreet.net.



Renowned Melbourne photographer William Watt

budget1hotel revamp

A visit to the domain of budget1hotel will reveal a fresh, modern website, providing users with a great experience when searching for accommodation. Liquorice Studio is the talented team to thank for both the development and design of the new site, budget1hotel.com.au.

SmartCar

Guests can now explore Melbourne and the local area the 'smart way' with the addition of two spunky SmartCars. These are available for guests to hire for \$15 an hour, adding an extra level of convenience to their stay.

Kitchen Garden

A new kitchen garden was recently created at Bell City, with a helping hand from Preston Market and the budding green thumbs from local preschool, Kinder Haven. With the recent implementation of an evolving menu at CHILL restaurant, the garden will enhance the seasonality of the dishes and it also provides guests with a fantastic area to enjoy their lunch or simply relax. Engaging the community in the planting stage of the garden will also help to spread the word about the exciting new food offering.



Kitchen Garden