



Important Disclaimer:

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Wilson Lane

Named after the mid-block connection that is set to become an important pedestrian link for Bendigo, Wilson Lane will bring a new standard of accessible and environmentally sustainable design to the heart of Bendigo. Conveniently located within walking distance of shops, cafes, carparks, the bus commuter hub and the rail link direct to Southern Cross Station, Wilson Lane, located at 23 Wills Street and extending through to Garsed Street, Bendigo, will be a landmark building at the southern end of the Bendigo central business district.

Wilson Lane is in construction and is scheduled for completion mid-2021.



Design Features

Sustainable design

Wilson Lane will be one of Bendigo's most environmentally responsible buildings incorporating a range of sustainability measures to help reduce energy/water consumption and waste output and create a quality indoor environment. Sustainability measures incorporated into the design include:

- **High performance openable double glazing**, designed to maximise natural light and ventilation through your home whilst also thermally and acoustically insulating you from the outside when you need it.
- **LED and sensor lighting** - to minimise power usage;
- **Installation of an Embedded Network** - linked to a rooftop 40kw solar electricity system, which means that the building can buy green energy at wholesale customer rates, offset the building use by what we generate and charge each occupant for their relative consumption at a reduced relative cost;
- **Electrical sub board and management** - enables electric charge stations for 100% of vehicles on site;
- **Centralised hot water** a highly efficient Co2 heat exchanger running on a constant loop not only removes connection fees being duplicated but means water is immediately at temperature and reduces water wastage and heating costs.
- **No Gas** all cook tops are induction and the with the centralised hot water plant the building will be carbon neutral in use
- **Acoustic and thermal insulation and thermal mass** - increased to ensure that occupants are always comfortable, and the conditioned spaced below the apartments help pre condition the homes so that minimal mechanical intervention is needed to keep the homes comfortable;
- **Organic waste** - on site processing into reusable fertiliser;
- **Waste and recyclables** - separation and private collection several times a week; and
- **Convenient CBD location** - reducing resident need to drive.

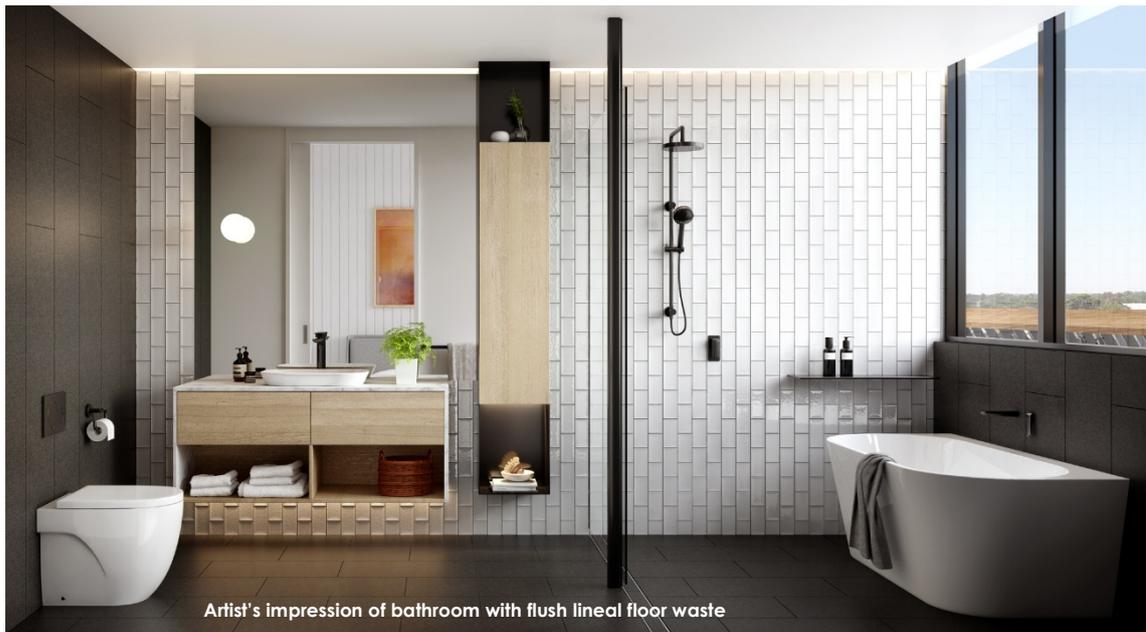
Accessible design

During the building design phase, accessibility consultants were engaged to ensure that the building is suitable for people with mobility issues.

Whilst challenging to design and more expensive to build, we feel this feature is a unique value proposition as it makes it the only central Bendigo development that supports residents to age in place.

Design elements seamlessly integrated include:

- set down decks and bathrooms slabs to allow water to drain away without needing to have raised hobs;
- wider doorways;
- increased circulation space in kitchens and bathrooms that allow for mobility aids; and
- ensuring that occupants can move around the entire site without ever encountering a step.



Connectivity

The installation of Fibre Optic Cabling will ensure the fastest possible internet connections.

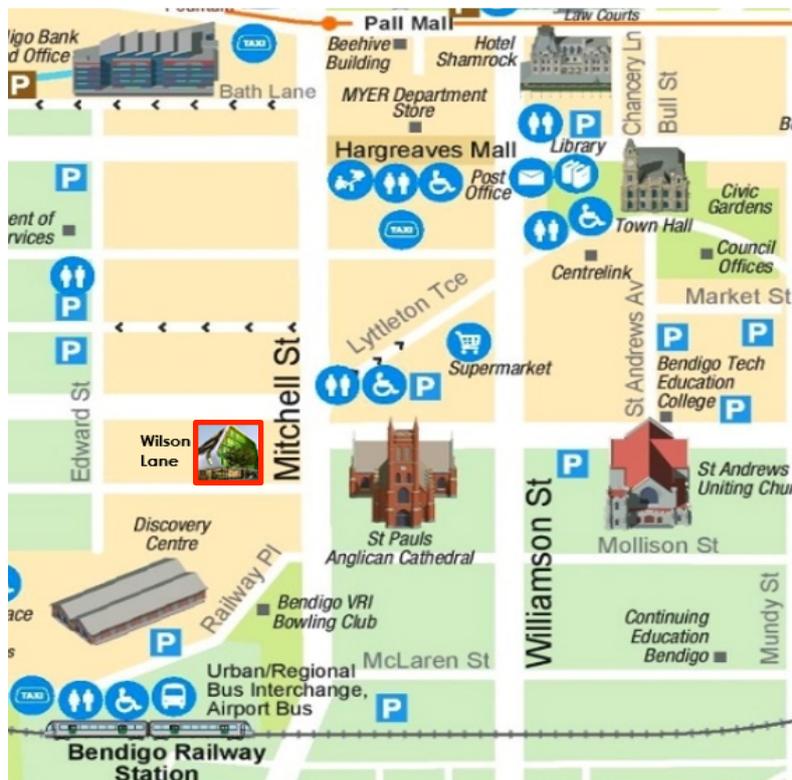
Outdoor Park

We have incorporated "Harrison Park", a grassed public open space, where building occupants can take a break, enjoy lunch or a coffee and get some sunshine during the work-day.



Location

Wilson Lane is conveniently located within walking distance of shops, cafes, carpark, the bus commuter hub and the rail link direct to Southern Cross Station. The building is less than 200m from the Railway Station and Bendigo Market Place and 500m from the new Gov Hub site.



Parking

Parking studies prepared by consulting group, Trafficworks Pty Ltd as part of the building's design process identified 1,868 public car parking spaces within 400m of the building, with 442 of those parking spaces being the minimum observed number of vacant spaces during the study period.

The 1,868 car parking spaces excludes the car parking spaces available at the Bendigo Market Place, as these are not strictly classified as public car parking spaces.

| Zone | Location | Parking Spaces | Maximum Observed Occupancy | | | |
|-------|-----------------------------|----------------|----------------------------|--------------------------------------|-----------------|-------------------|
| | | | Percentage | Time | Occupied Spaces | Unoccupied Spaces |
| A | Mitchell Street | 59 | 76% | 11:00am - 12:00pm | 45 | 14 |
| B | McLaren Street | 68 | 93% | 11:00am - 12:00pm | 63 | 5 |
| C | Mollison Street | 46 | 74% | 6:00pm - 7:00pm | 34 | 12 |
| D | Myers Street | 33 | 48% | 1:00pm - 2:00pm | 16 | 17 |
| E | Williamson Street | 106 | 62% | 12:00pm - 2:00pm | 66 | 40 |
| F | Bath Lane | 31 | 97% | 10:00am - 12:00pm 5:00pm - 6:00pm | 30 | 1 |
| G | Garsed Street | 80 | 91% | 1:00pm - 2:00pm | 73 | 7 |
| H | Wills Street | 77 | 52% | 11:00am - 12:00pm | 40 | 37 |
| I | King Street | 76 | 70% | 10:00am - 11:00am | 53 | 23 |
| J | Queen Street | 171 | 78% | 12:00pm - 1:00pm | 133 | 38 |
| K | Hargreaves Street | 74 | 91% | 3:00pm - 4:00pm | 67 | 7 |
| L | Edward Street | 72 | 78% | 12:00pm - 1:00pm | 56 | 16 |
| M | Lyttleton Terrace | 81 | 91% | 12:00pm - 1:00pm | 74 | 7 |
| N | Public Off-Street Car Parks | 894 | 80% | 11:00am - 1:00pm | 716 | 178 |
| Total | | 1,868 | 76% | 12:00pm - 1:00pm | 1,426 | 442 |

Source: Trafficworks.

Ground Level – Retail and Hospitality

The curved form of building facing Wills Street has been designed to draw your eye towards the northern edge, whilst at Garsed Street the park is in stark contrast the commercial frontages that dominate the public realm. These two features combine to invite pedestrians into a weather protected and vibrant laneway that will be home to boutique retail and hospitality businesses and also serve as the private entry, to the residential levels above.

Being below what will be Bendigo's most sought after business hub as well as three levels of housing, the laneway will be activated by the community that share the building. This, combined with the striking form of the building and its role as a pedestrian link from the Bendigo Market Place/ Railway Station to the historical CBD, makes it easy to see why Wilson Lane will be a celebrated and iconic place within Bendigo.



Artist's impression. Final building may alter from the image.

Ground Level and First Level – Wilson Lane Business Centre

The impact of technology on the way we all work means that the role of a work space is evolving. Wilson Lane is designed to bring a new standard of accessible and environmentally sustainable design, is conveniently located and will be a landmark building at the southern end of the Bendigo central business district.

The design of the building provides an opportunity for a new type of workplace that meets the evolving needs of local medium sized professional businesses. This design will make Wilson lane the most sought-after business address in Bendigo.

The 1990's Office

During the 1990's, offices were typically open from 9:00am to 5:00pm and communication was generally by office phone, which was answered by a receptionist. Email was uncommon and snail mail, memos or facsimile were used to send written messages. Office files were stored in a filing cabinet, and almost all meetings were face to face at the office. Even coffee meetings were far less common than they are today.



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Typical 1990's office equipment

The 2020's office

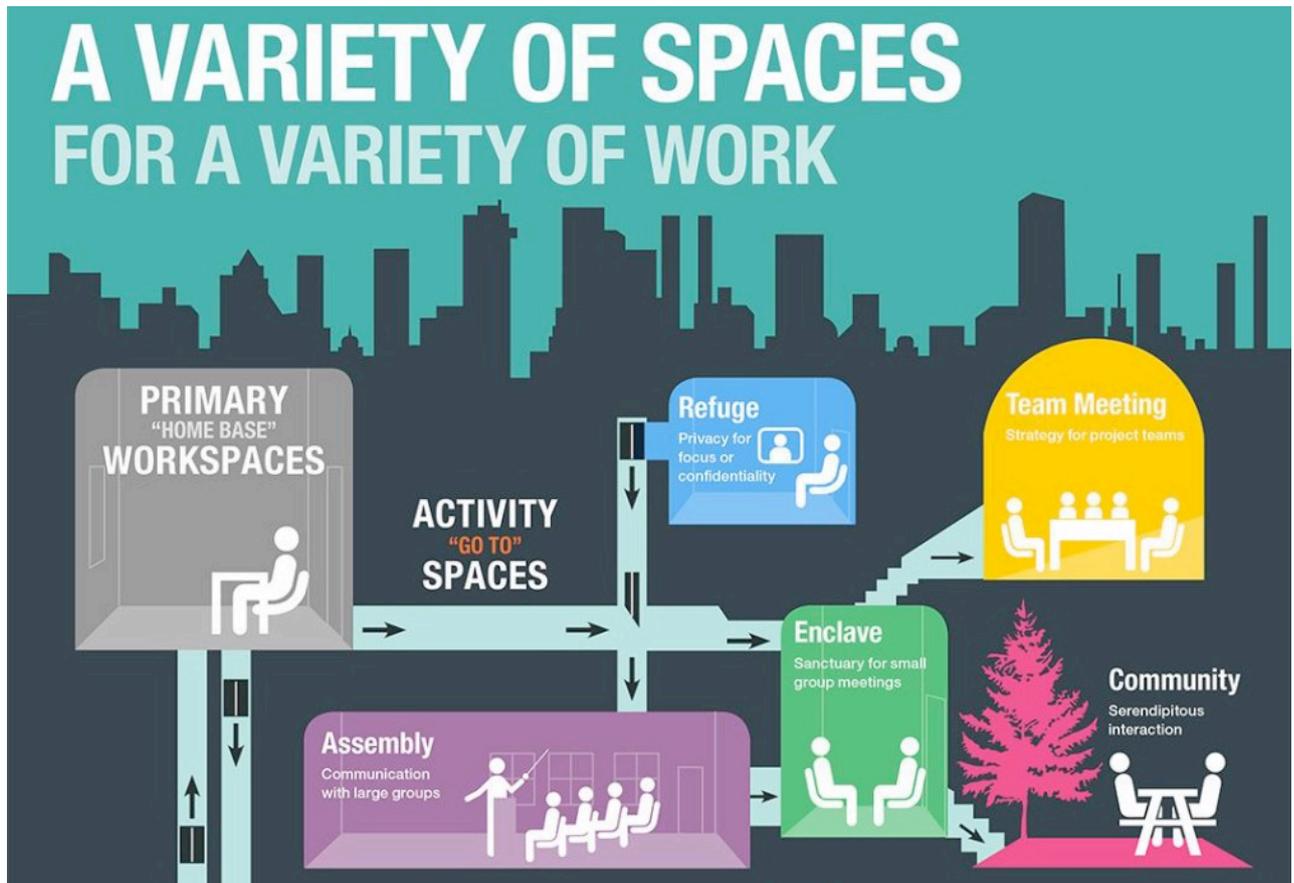
Today's office is very different. Office phones are becoming much less common, direct phone lines divert to smart phones or personal voice mail, emails can be accessed 24/7 from smart phones, data is stored and shared in the Cloud and meetings are commonly held via Skype, Zoom or Goto, with multiple participants able to video link in from different locations all over the world.



Today's office equipment

How today's work space is responding

Not only has technology changed the way we work and interact, but perhaps more significantly it has changed the functions we perform and depending on the tasks we are engaged in, our office space needs vary. This can be best illustrated in the diagram below:



The level of flexibility depicted above is generally not available for small to medium businesses as the cost of fitting out and leasing areas that are not fully utilised is prohibitive. This is where the Wilson Lane Business Centre will provide a unique opportunity for progressive businesses.

The Wilson Lane Business Centre vision, is to provide building occupants with facilities generally only available to larger businesses. This is achieved by taking responsibility for delivering and managing the office areas that have less utilisation and thus creating a flexible workspace, where people can choose from a range of spaces that better support their activities and strengthen their connection with colleagues. This in turn helps to grow the culture and productivity and ultimately success of businesses within the Wilson Lane Business Centre, which in turn ensures more secure tenants for the building, well into the future.

The Wilson Lane Business Centre shared services include:

- **Amenities** - including male, female and disabled toilets on two levels as well as showers, personal lockers and bike storage areas.
- **Connectivity** - throughout the shared zones of the building, high speed Wi-Fi and integrated technology is provided, so that meeting room audio visual equipment and shared zone copiers will link seamlessly with tenants' system.
- **Concierge and Client Lobby** - entering from Wills St will see a staffed reception space where clients will be greeted and can wait in a hotel lobby like setting, whilst tenants are notified of their client's arrival. With adjoining hospitality tenants on the ground floor, tenants' clients will be able to access refreshments whilst they wait.



Imagine is inspiration shot to help convey Concierge and Client Lobby design intent and not actual depiction of space.

- **Meeting Rooms** - fully furnished meeting rooms, integrated with video conferencing facilities and online booking system, to conduct client meetings.



Imagine is inspiration shot to help convey Meeting Rooms design intent and not actual depiction of space.

- **Board Rooms** - with views over the city the Wilson Lane Business Centre will have 3 connected Board Rooms for larger team or client meetings. These rooms will be separated by acoustic panelling that can open up to enable the rooms to transform into a training space or presentation hall for groups of over 50.



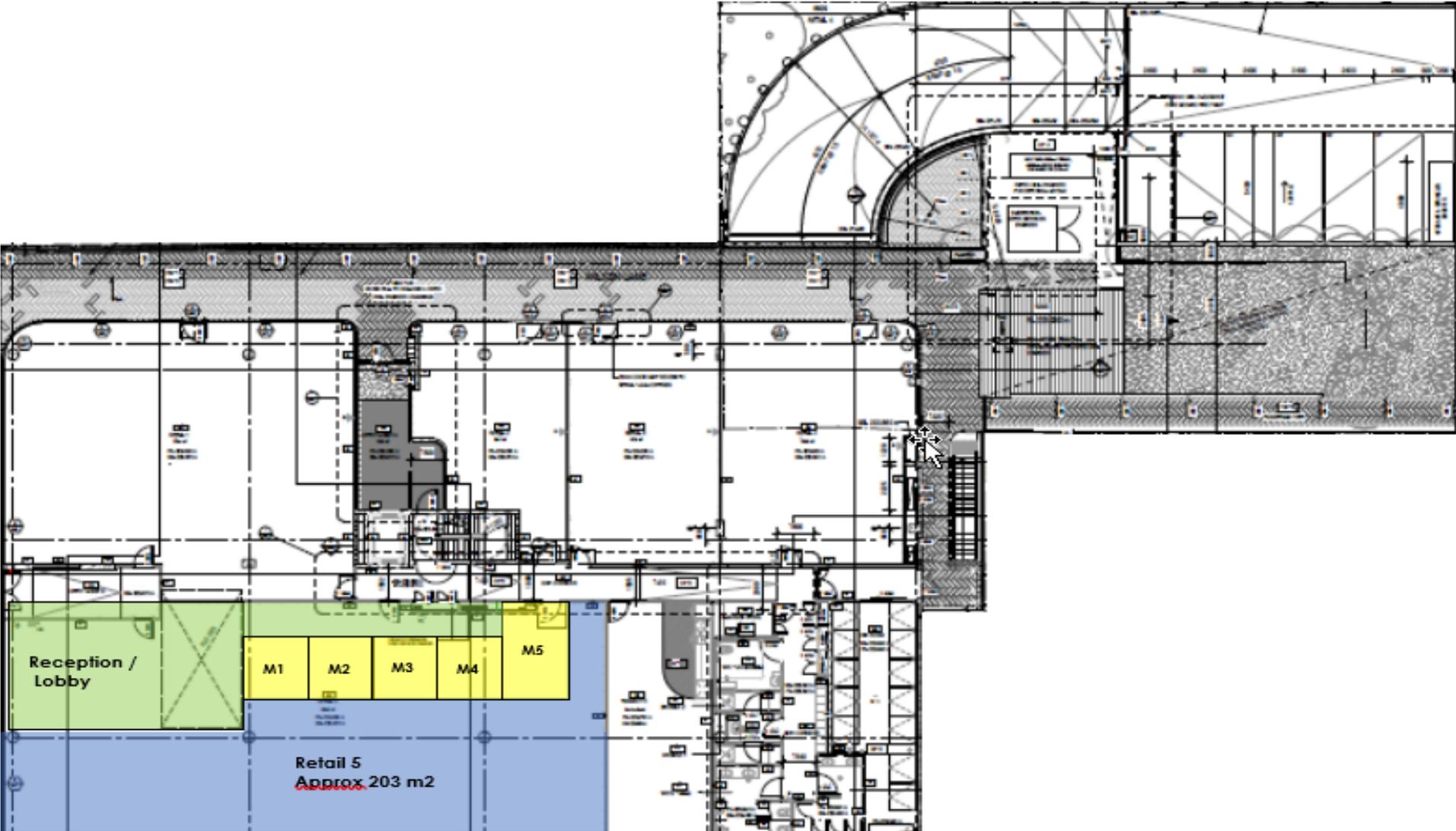
Imagine is inspiration shot to help convey Board Rooms design intent and not actual depiction of space.

- **Member Lounge** – much like an airport executive lounge with a fully equipped kitchen, dining hall and lounge areas, the Member Lounge is a place where your team members can get away to make their lunch or have a coffee, with zones that support informal meetings, private reading as well as open collaboration.



Imagine is inspiration shot to help convey Member Lounge design intent and not actual depiction of space.

Ground Level - Proposed Layout



First Level - Proposed Layout

