



EXCHANGE TOWER

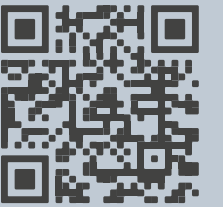
INFORMATION MEMORANDUM
2 THE ESPLANADE, PERTH





Your new office awaits.

NOW LEASING →





Welcome to Exchange Tower, 2 The Esplanade, Perth

New lobby coming
in 2025.

Ascend to success.

Situated in the heart of Perth's financial district, Exchange Tower stands as an iconic office building.

Occupiers can gaze across Elizabeth Quay, Langley Park, Kings Park and the surrounding urban landscape. Its prime location offers convenient access to public transportation, the amenities of the central business district as well as historic landmarks, immersing tenants in the essence of old and new Perth.

This prestigious 40 storey office tower affords tenants sought after building facilities such as a 114 seat conference centre, gym membership, ground floor cafe and modern end-of-trip facilities.

The friendly onsite management team and professional concierge service are available to cater for tenant requirements.

The lobby and entrance to the building will see a multi million dollar upgrade scheduled for completion in mid 2025, reaffirming Exchange Tower as one of Perth's most desirable addresses.



Exchange Tower 2 The Esplanade, Perth WA



More than a workspace.



Iconic tower



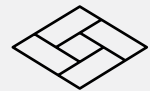
Elizabeth Quay location



5.5 star
NABERS energy rating



Car parking
with secure bays in the
basement and bookable EV



Efficient side core
floorplate
with limited columns



Excellent
natural light
with views of the Swan
River and Kings Park



New lobby
with café and casual
meeting spaces



Quality end of
trip facilities

Artist impression

In the centre of everything.

Embrace the pulse of the city with breathtaking vistas of the Swan River, Kings Park, and the hills, as you become an integral part of a dynamic vertical community at the heart of business activity.

At Exchange Tower, seamless connectivity is essential. Businesses can enjoy effortless commuting with direct access to Perth's public transport network, including bus and train services just moments from your doorstep.





Eat, drink, play.

Cafes

- | | | |
|--------------|-----------------|------------------------|
| 1. Playa | 6. Nitro | 11. Community |
| 2. Swish | 7. The Wolf | 12. Howard's Groove |
| 3. Callover | 8. Boom | 13. Mary Street Bakery |
| 4. Arlo | 9. Rosso | 14. Daxxi140 |
| 5. Hemingway | 10. Little Soho | |

Bars and restaurants

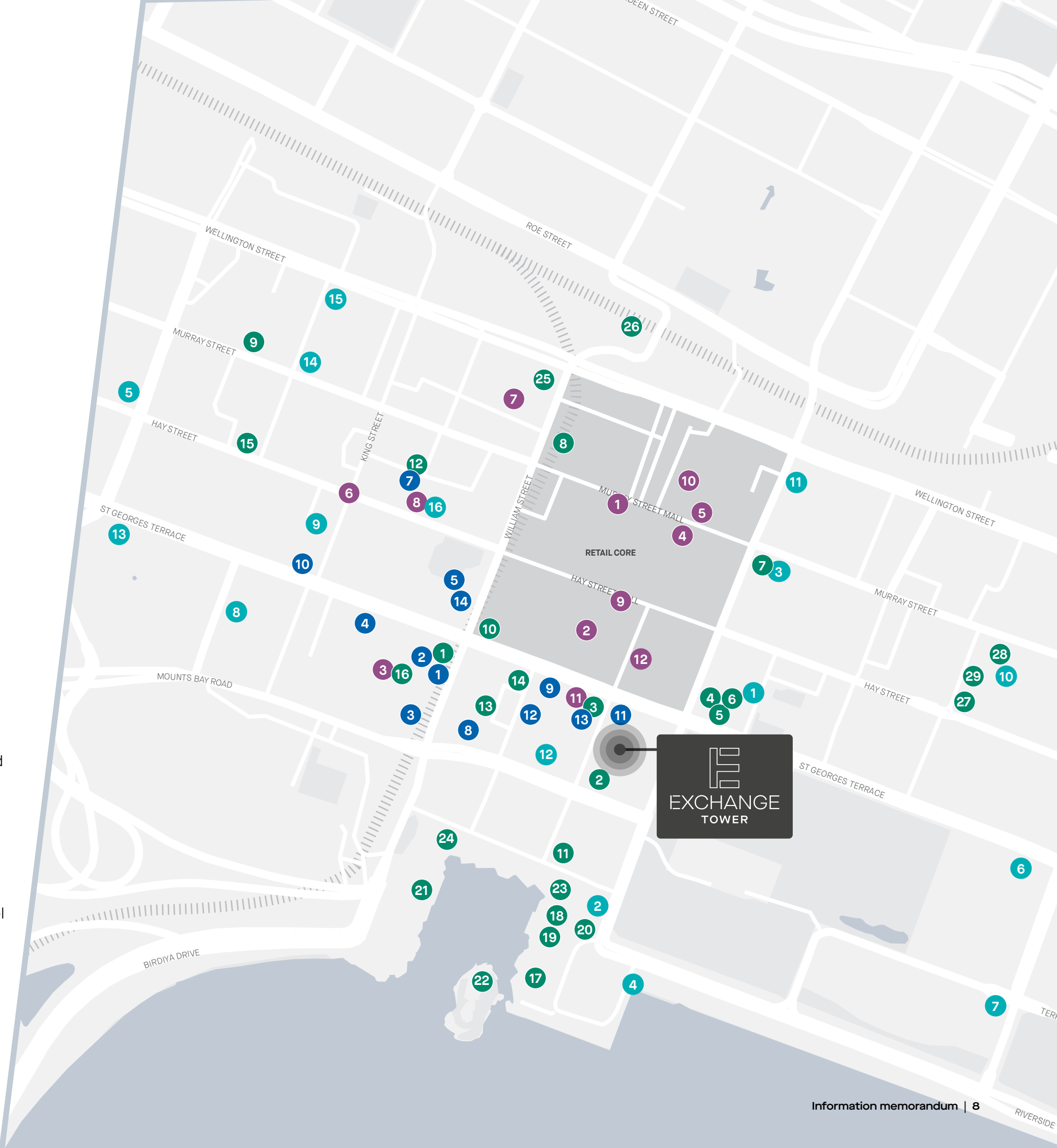
- | | | |
|-----------------|----------------------|------------------|
| 1. Sentinel | 12. Wolf Lane | 19. Argyle |
| 2. Balthazar | 13. Helvetica | 20. Hearth |
| 3. Lalla Rookh | 14. Terrarium | 21. Amberjacks |
| 4. Petition | 15. The Stables | 22. The Island |
| 5. Wildflower | 16. Brookfield Place | 23. Gusto Gelato |
| 6. Post | • Print Hall | 24. Oyster Bar |
| 7. Santini | • Bobeche | 25. The Royal |
| 8. The Aviary | • Heritage | 26. Yagan Square |
| 9. Pirate Life | • Bar Lafayette | 27. Hadiqa |
| 10. Meat & Wine | • W Churchill | 28. Garum |
| 11. 6Head | 17. Six Senses | 29. Huxtaburger |
| | 18. The Reveley | |

Retail

- | | | |
|-----------------------|-------------------------|---------------------|
| 1. Murray Street Mall | 6. King Street Precinct | 10. Forrest Chase |
| 2. Enex100 | 7. Raine Square | 11. The Underground |
| 3. Brookfield Place | 8. Apple | 12. London Court |
| 4. Uniqlo | 9. Hay Street Mall | |
| 5. Zara | | |

Accommodation

- | | | |
|--------------------------|---------------------------------|-----------------------------|
| 1. Como The Treasury | 6. Duxton Hotel | 12. Quay Perth |
| 2. Ritz Carlton | 7. Hyatt Regency | 13. The Terrace Hotel |
| 3. QT | 8. Parmelia Hilton | 14. Novotel (Murray Street) |
| 4. Double Tree by Hilton | 9. The Adnate | 15. Rydges |
| 5. Melbourne Hotel | 10. The Westin | 16. Holiday Inn |
| | 11. Adina Apartment Hotel Perth | |





A vibrant location.

Create a strong first impression.



2024 will see the commencement of a multi-million dollar upgrade to the building lobby which is due for completion in mid 2025.



Helping you take care of business.

Working with leading architecture firm Plus, we have designed a lobby that allows tenants to pause, reflect, retreat for a peaceful coffee or to gather and collaborate.

The lobby will be expanded into the vacant retail tenancy facing Sherwood Court, which in turn enables a reconfiguration of the entire lobby space to include:

→ Upgraded forecourt entry and building signage

☐ New island café and custom joinery

☐ Bookable function space

☐ New bathrooms and UAT

☐ Generally improved acoustics as well as dedicated, quieter booths for meetings

☐ Addition of planters to add greenery amongst bench and booth seating

☐ Enhanced premium finishes, including timber and natural stones, to add warmth

Collaborate.
Connect.
Celebrate.

Premium fitouts available



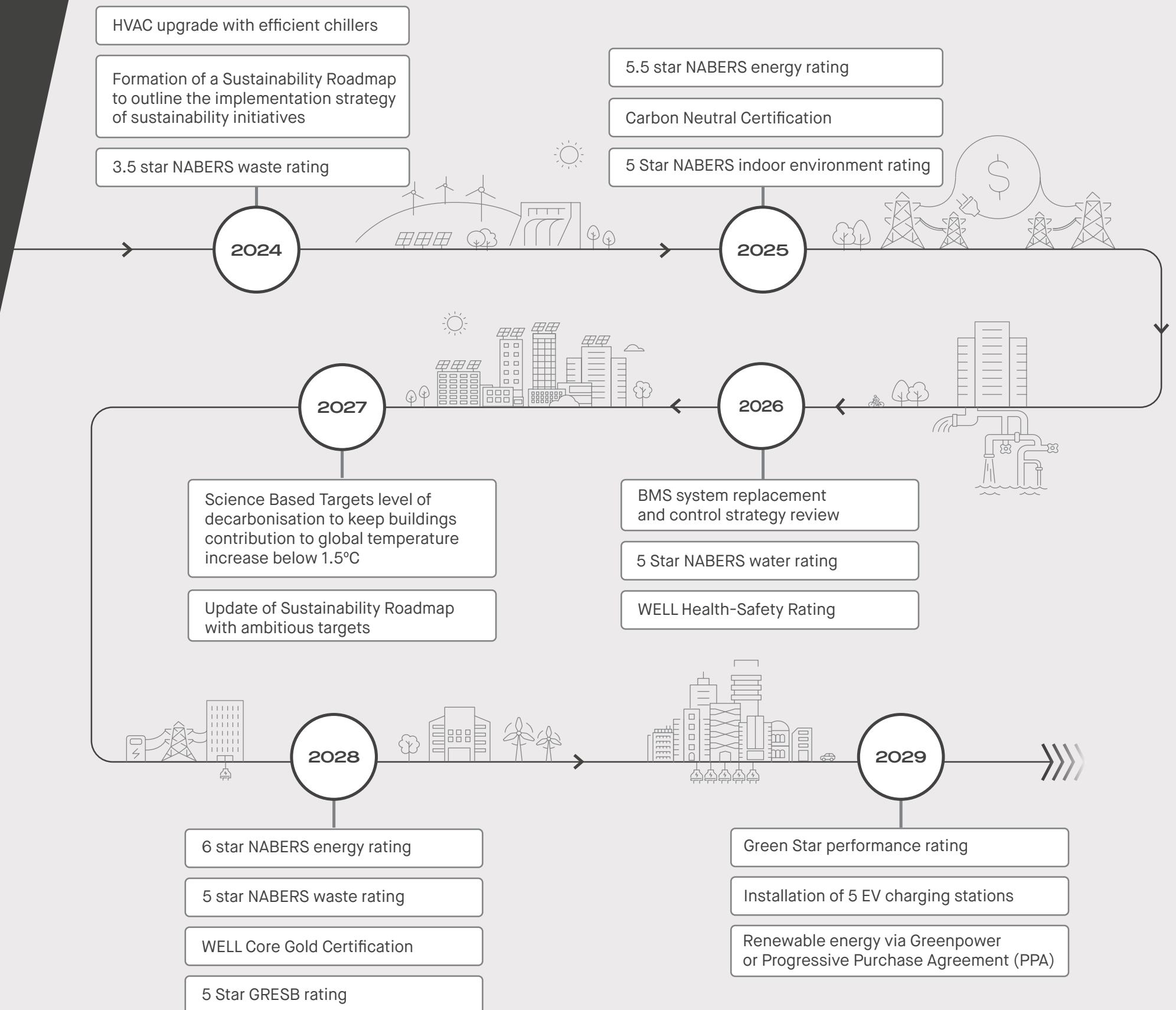


Premium fitouts available



Caring for our environment.

5 year sustainability roadmap



Tech specs



Management

- Centuria Property Services



Ownership

- Centuria



Construction

- Construction Year: 1991
- Side service core



Typical floor plate (NLA)

- Podium – approx. 1,500 sqm
- Tower – approx. 1,100 sqm
- High rise – approx. 750-1,000 sqm



Total NLA

- Approx. 34,098 sqm



Occupational design

- Population: 1 person / 10sqm
- Lighting: 8 W/sqm
- Equipment: 20 W/sqm



Building hours

- 6:30am – 6pm Monday to Friday (excl. Public Holidays)
- Full time management and on-site personnel
- Online tenant service request system



Backup power

- 2 x generators for base building and tenant essential services connections and 1 UPS for Building Service Network



Air conditioning

- 2 x AC plant rooms per floor with electric duct heating (East and West)
- 2 x AH rooms for podium levels and 1 x AH room for levels 16 to 40
- 3 x chillers
- 2 x cooling tower for tenant condenser loop
- 24/7 after hours tenant access to AC
- Central plant chilled water system
- Monday to Friday 7.00 am to 6.00 pm.
- Offering 24/7 after-hours air-conditioning access is available for tenants at a cost. Condenser water loop for tenant supplementary systems.



Security

- Access Card Proximity readers
- Control Room
- Security 24/7 365 days per year
- CCTV Main areas including car park
- CCTV storage 60 days
- Car park secure access gates



Key card system

- Gallagher system



Ceiling heights

- Slab to slab: 3,450 mm.
- Tenant ceiling: 2,680 mm



Passenger lifts

- Destination control system
- Kone – LCe brand lifts
- Six high-speed serving lobby to L25
- low rise lifts car capacity 23 people
- Six high-speed serving L25 to L40
- High rise lifts car capacity 20 people
- One separate goods lift serving basement 033 to level 41 plant room
- Goods lift car capacity 1,800kg.
- Two car park shuttle lifts serving Basement 03 to Lobby
- Shuttle lift car capacity 16 people



Communications

- 1 x communications riser from MDF room



Fire protection

- FIP, EWIS, detectors, sprinklers, hydrants, hose reels, fire extinguish-ers, fire doors, electric and diesel sprinkler pumps



Sustainability

- 5.5 star NABERS energy rating
- 4.5 star NABERS water rating



Power

- 3 Phase – 100A per floor



Parking

- 227 Car parking bays
- Loading docks and courier parking available.



End of trip facility

- Utilities area with ironing facilities
- Complimentary towel service
- Dedicated drying room
- Hair dryers and straighteners
- 220 lockers
- Storage for 140 bikes in secure area
- Bike servicing facilities.
- 19 showers
- Dedicated male and female change rooms.
- Exclusive gym access
- E-ride charging



Conference facility

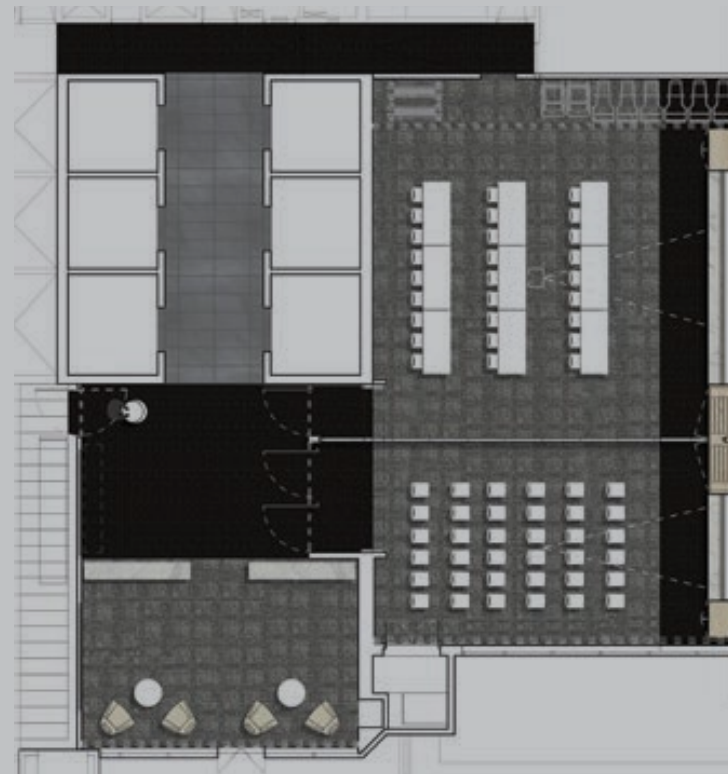
- Max capacity of 114 people
- Can be configured in two rooms
- Catering kitchen
- Bookings via concierge



Functions at Exchange

[FIND OUT MORE →](#)

Configuration options



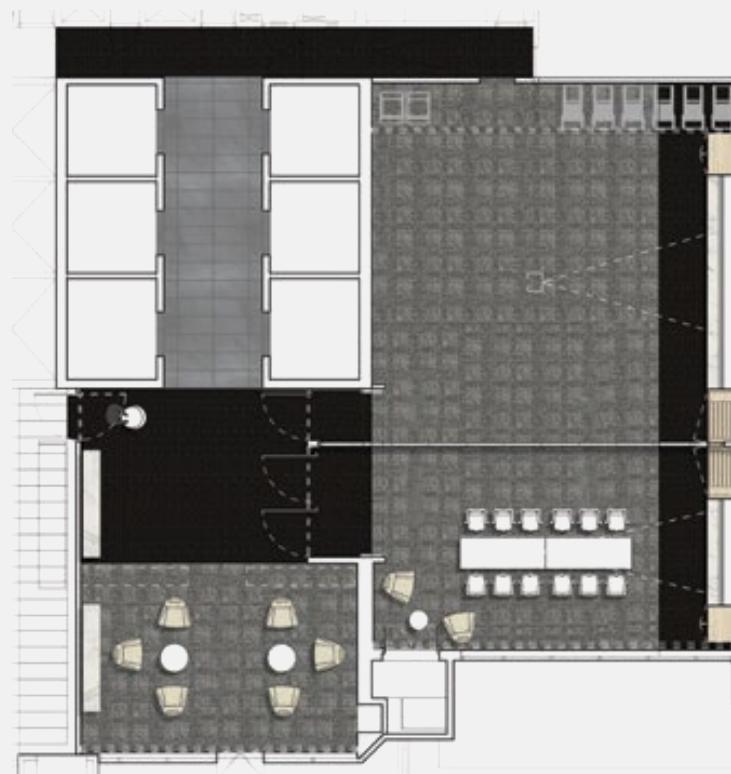
Classroom conference
27 seated

Theatre boardroom
36 seated



Theatre conference
54 seated

Theatre boardroom
36 seated



Open plan conference
80 standing

Boardroom
12 seated



Open plan conference
80 standing

Open plan boardroom
54 standing



Training conference
31 seated

Classroom boardroom
9 seated



Acknowledging the modern needs of our occupiers, we recently introduced an EV pool car for exclusive use of all occupiers of Exchange Tower.






The car, a Fiat 500e, is available for use* at no cost to tenants.

*subject to availability.

The Orbit app

The launchpad for your building to find out what's taking place in your workspace.

Orbit brings our buildings to life with an enhanced and dynamic user experience. Tenants can use the app to access building information, book amenities and shared spaces, receive news, events and exclusive offers from local businesses including cafes, restaurants, and other convenient services.

-  Access the latest building news and events
-  Access the building guide
-  View and reserve amenities and register visitors
-  Communicate with building management
-  Take part in competitions and get exclusive access to local perks and experiences



Welcome
to your work
space.

About the manager

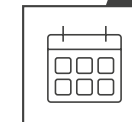
Centuria

Centuria is an ASX-listed specialist funds manager. For more than 20 years we have been helping investors grow their wealth through property investment and investment bonds.

Centuria has expanded considerably throughout the past two years, partially due to the corporate acquisitions of Augusta Capital (Centuria NZ), Bass Capital (Centuria Bass Credit) and Primewest, and partially due to organic expansion with personnel supporting our \$21.2billion platform

Centuria Property Funds offers investments in listed and unlisted property across 460+ high quality office, industrial and healthcare buildings around Australia and New Zealand. We are a relationship business, forging close connections with investors and actively managing properties to improve usability and attract and retain good tenants. We see this as our competitive advantage, which helped us achieve a strong record of competitive income returns and capital growth.

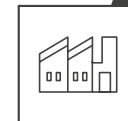
We work relentlessly to understand opportunities in the market, and our 20+ years of experience and depth of industry contacts allows us to discover market value where others don't. We hold ourselves to the highest standards to ensure our investors' best interests are served.



Established
1998



\$21.1 bn
Group AUM¹



460+
assets across Australia and
New Zealand²



~2,480
tenants across Australia and
New Zealand³

1. AUM as at 30 June 2024 and includes assets exchanged to be settled, cash and other assets.

2. As at 30 June 2024.

3. Includes asset exchanged to be settled and real estate finance loans by property.



CBRE

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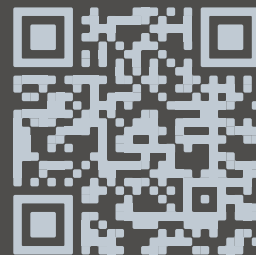
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For current leasing availability
including floor specs and contact
details, please visit our website.



NOW LEASING →

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Centuria