

Halloran Properties Signs Put and Call Option - \$5.25M for 1.138 ha

Put and Call Option

Hudson Investment Group Limited (**Hudson**) is pleased to advise that its wholly-owned subsidiary Halloran Properties Pty Limited ATF Halloran Properties Unit Trust (**Halloran Properties**) has entered into a Put and Call Option Deed (subject to conditions precedent) with Warnervale Project Pty Ltd for the sale and purchase of 1.138 ha (known as Sub-lot 1 of Lot 3 in DP 801029 (**Lot 3**)) for \$5.25M, or \$461 per square metre.

It is proposed that Sub-lot 1 be developed for the purposes of a fuel station and fast food restaurants.

Lot 3

Halloran Properties holds an option to purchase Lot 3. Lot 3 comprises 15.7ha located on 143 Sparks Road Warnervale and is zoned industrial (IN1) with permitted uses including fuel station and fast food restaurants, automotive/car showroom and industrial warehousing.

Hudson has received expressions of interest in respect of other parcels of land in Lot 3 which are under discussion.

Warnervale Project Pty Ltd

Warnervale Project Pty Ltd is a wholly owned subsidiary of GWH Build. GWH Build is an independent property builder and developer specialising in industrial, commercial, hotel and residential projects in Eastern Australia. GWH Build operates from the Newcastle/Hunter region of New South Wales.



Fig 1. Diagram of proposed subdivision of Lot 3 into Sub-Lots 1, 2, and 3, as submitted to Council in October 2016.

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In October 2016, Halloran Properties submitted a development application for the sub division of Lot 3, located at 143 Sparks Road, Warnervale, into 3 Sub-Lots:

1. Sub-Lot 1 (1.138 ha): Petrol station and fast food restaurants precinct
2. Sub-Lot 2 (5.7 ha): Automotive/car showroom precinct
3. Sub-Lot 3 (7.6 ha): Industrial/warehousing precinct

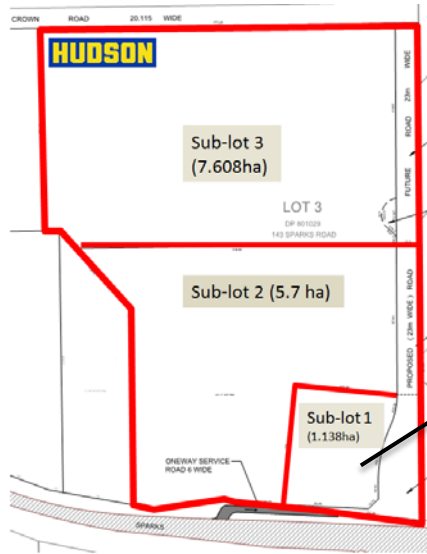


Fig 2. Halloran Properties submitted a DA for subdivision of Lot 3 into three Sub-Lots

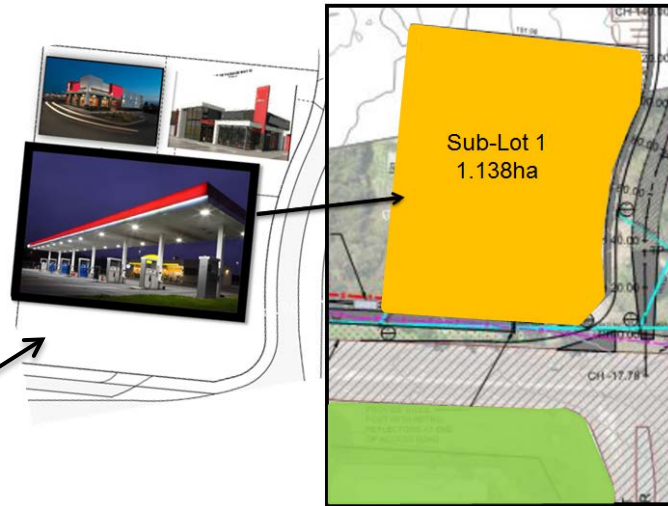


Fig 3. Sub-Lot 1 : Proposed petrol station and fast foods restaurants development

For further information, please contact:

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