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* Outline indicative only
ACH Group is developing a Restorative Health and Wellness Precinct to be branded as ‘Healthia’ adjacent to the Lyell McEwin Hospital in Northern Adelaide. ACH Group is a not for profit aged care organisation that has been offering services to support good lives for older people in South Australia since 1952. The Group has a proven track record for service innovation.

Building on the success of the internationally innovative concept ViTA that was established by ACH Group in a purpose built facility at Daw Park, Healthia will provide older people and others with the opportunity to restore, recover, rebuild and reposition their lives. It will enable this by providing innovative restorative health and well-being services to older people. The development will complement the Lyell McEwin Hospital’s role as the major provider of acute care in northern Adelaide with a focus on older people and chronic care.

VISION FOR HEALTHIA
The site vision is to facilitate the restoration and re-enablement of older persons via co-location and collaboration of health services. Healthia will be a place that puts people at the centre of their own health; a place where wellbeing, aged health and innovation come together. Achievement of this vision will take a progressive and collaborative effort from a range of specialists, requiring a culture of partnership.

ACH Group are seeking progressive partners who are willing to embrace a shared vision for the Precinct.

METHOD OF SALE
The subject sites range in size from 1800m² – 4,000m² and are being offered on a freehold basis via an international expression of interest closing at 4pm on Thursday 31st August 2017.

EXCLUSIVE SALES AGENTS
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# THE OPPORTUNITY

<table>
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<tr>
<th>PROPERTY ADDRESS</th>
<th>Corner of Mark Road and Oldham Road, Elizabeth South SA 5112</th>
</tr>
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<tr>
<td>PROPERTY DESCRIPTION</td>
<td>The Site is approximately 22,500 square metres in area. The subject property comprises a former community reserve with a frontage to Oldham Road of approximately 96.25 metres, a corner cut-off of 12.93 metres and a frontage to Mark Road of approximately 178.36 metres.</td>
</tr>
<tr>
<td>ZONING</td>
<td>Re zoned in 2011 for Health and Medical use</td>
</tr>
<tr>
<td>CERTIFICATE OF TITLE</td>
<td>CT 6109 Folio 465, Lot 47 in deposited plan 91288</td>
</tr>
<tr>
<td>OPPORTUNITY</td>
<td>There is an opportunity to acquire development sites ranging in size from 1,800m² – 4,000m². The final development will cater for uses associated with the medical industry such as pathology and allied health, along with disability services, community services, education and support services for residents, workers and visitors. Accommodation opportunities are also available and will be highly considered. ACH Group’s intention is to see the land develop as a global centre of excellence in research, innovation and wellness. Healthia will be a place where the focus is on restoration and re-enablement.</td>
</tr>
<tr>
<td>LAND MANAGEMENT AGREEMENT</td>
<td>Successful parties will be required to enter into a Land Management Agreement to be negotiated. The LMA will ensure consistent and appropriate execution of the precinct’s vision and Master Plan.</td>
</tr>
</tbody>
</table>
| ANCHOR TENANTS | • ACH Group  
• VITA  
• Radiology Clinic (exclusivity) |
| METHOD OF SALE | International expression of interest closing at 4pm on Thursday 31st August 2017. |
LOCATION
The site is located 21 kilometres north of the Adelaide CBD in the City of Playford.
The site is 5 kilometres south of the Elizabeth Regional Centre and 3 kilometres north of the Salisbury Town Centre. The site is well served by arterial roads with a primary frontage to Oldham Road and Mark Road connecting with John Rice Avenue and Philip Highway.

There is a mixture of land uses in the locality including the Lyell McEwin Hospital located opposite the property to the east, older style industrial development adjacent to the property to the west, with council reserves and residential development of modest quality to the north. Both Oldham and Mark Roads are relatively minor collector roads, providing a link between John Rice Avenue and Philip Highway.

LYELL MCEWIN HOSPITAL
The Lyell McEwin Hospital is the major tertiary hospital servicing the north and north east areas of Greater Adelaide. Major components include 385 beds, acute care teaching, 24 hour emergency, medical and surgical services serving a population estimated at 452,526 people in 2016. The population is expected to grow to 502,006 people in 2026. The population aged over 75 years is expected to increase from 30,579 to 45,516 people in 2026. This growth of 49% for this age group is the fastest in SA.

The Hospital has affiliations with the University of Adelaide and the University of South Australia.

Extensive expansion of the services over the last decade include intensive care, radiation oncology, mental health, enhanced medical and specialist units.

Under the South Australian Government’s reform program Transforming Health, Lyell McEwin’s role as the major hospital for the northern and north eastern areas of Adelaide is reinforced. Services managed include fast emergency care, faster orthopaedic trauma surgery, comprehensive surgical services, improved cardiac, cancer, stroke, mental health and rehabilitation services.

The recent State Government budget provides for a further $52million in funding to build a new emergency department at the Lyell McEwin Hospital.
**DEVELOPMENT DESCRIPTION**

**Vision**

Restorative health

Noun

"An approach to managing the wellbeing of older people, based on the premise that everyone has the capacity to regain physical, cognitive, social and emotional capacity."

Healthia will be a place where the focus is on restoration and rehabilitation:

- Getting people better and getting them back to their own homes and communities
- Reducing the demand for high level health and care services in hospitals and aged care
- Ensuring older people have every opportunity to recover, renew passions, restore health, tackle new challenges and continue to live in their own homes and the communities that they want.

A place where the combination of services and activities provide opportunities to live a good life. A place where people’s strengths are optimised and they have every opportunity to live life their way.

Healthia will be a mixed use health, wellness and aged care services precinct adjacent to the Lyell McEwin Hospital.

The Healthia Precinct proposes to develop these concepts to provide a centre of excellence in restorative care. The location beside the Lyell McEwin Hospital provides an opportunity to integrate and coordinate wellness, primary, acute, mental health and rehabilitation.

Integration of research, education and training is a key part of the development. Students will contribute to the development of a vibrant community, with active participation by older people. It will also provide career paths into health and care services.

**Master Plan**

ACH Group has developed a Master Plan for the site to become an internationally recognised health and wellness precinct.

The 22,500sqm greenfield site is located on the corner of Mark Rd and Oldham Rd, Elizabeth South, within the City of Playford in Adelaide’s northern metropolitan region. It is the intention to utilise this landholding to develop a global centre for excellence in education, training, innovation, treatment, health and accommodation.

The precinct will capitalise on the proximity of the adjacent Lyell McEwin Hospital and contribute to the social and economic priorities of the northern community.

It will provide the opportunity for a range of disciplines to work together in world-leading collaborations, through the fostering of powerful, productive partnerships that create entirely new possibilities and enable improved health and lifestyle outcomes for people. Internationally acclaimed architects Woods Bagot have led the preparation of the Master Plan for ACH Group.

The Master Plan has been guided by undertaking a broad ranging and engaging consultation process with key stakeholders and potential collaborators. This process has explored the master planning opportunities for the broader precinct, as well as individual stakeholder aspirations, and helped to distill the Master Plan design approach to align with a common vision.

**Commitment from ACH Group**

ACH Group has been successful in securing 65+ aged care places for the site which, in addition to ACH Group’s requirement for office accommodation in the precinct provides significant pre-commitment for its anchor development, VITA North.
In the City of Playford, Health Care and Social Assistance is the largest employer, generating 5,205 local jobs in 2015/16.

The City of Playford population and household forecasts present what is driving population change in the community and how the population, age structure and household types will change each year between 2011 and 2026.

The forecasts are designed to provide community groups, Council, investors, business, students and the general public with knowledge to make confident decisions about the future.

These forecasts were last updated in November 2016 by id, the population experts, on behalf of the City of Playford. Forecasts are available for each year from 2011 to 2026.

Population 2016
452,526

Population 2026
502,006

Change 2016-2026
42.87%
Healthia is located within the wider Lyell McEwin Health Zone. The Lyell McEwin and Allied Health Zone was created by the City of Playford in conjunction with SA Health through a Development Plan Amendment.

This followed the Lyell McEwin Health Precinct Master Plan 2011 by Hames Sharley.

The desired character for the Precinct in the Development Plan includes the following:

“This zone will be developed as a strong cluster of mutually supporting activities that builds out from the existing Lyell McEwin Hospital with a range of medical, allied health, tertiary education, research, and supporting services including accommodation, retail and commercial activities.

Development within the zone will be medium to high density with integrated mixed use development and quality public open spaces. This node is set within a wider suburban context and offers a focus for community scale activity. It is designed to foster an area with a sense of identity and uniqueness.

Playford Council has signaled its intentions to upgrade the street scape and improve way finding to and from the site over the next 2 financial years.
ACH Group has a collaborative approach to developing the opportunities at Healthia. This Expression of Interest seeks interested parties who are compatible with the concept of wellness and restorative health.

The Gross Building Area is expected to be approximately 35,000m². Major elements include care accommodation, education facilities, private hospital and allied health services.

The following table summarises the types of opportunities that have been identified. Participation is sought from investors, developers, tenants or operators. Other uses will be considered.

| Healthy Food | Cafe       |
|              | Bar / Pub / Restaurant |
|              | Food Market |
| Services     | Child Care |
|              | Bank       |
|              | Disability |
|              | Community  |
| Retail       | Florist    |
|              | Hairdresser |
|              | Health Retail Shop |
|              | Retail Shops |
| Entrepreneurship | Space for development of goods, services or software. |
| Holistic Health & Wellness | Health care professionals and services |
|                        | Gymnasium and pool |
| Accommodation | Student Accommodation |
|                | Medi Hotel / care places / drop down service places / Affordable and private housing |
| Medical Facility | Private Hospital |
|                  | Day Surgery |
|                  | Ambulatory Procedure Centre |
|                  | Skilled nursing facility |
|                  | Outpatient rehab |
|                  | Allied health including pathology |
| Carparking      | |
| Education      | Health and aged care vocational opportunities |
|                | Training |
|                | Community health education |
HEALTHCARE MARKET
OVERVIEW

Healthcare Property Sector

- Healthcare (private and public) accounts for approximately 9.4% of GDP in Australia.
- Australia’s largest service industry in financial and employment terms.
- Healthcare spending is increasing, and will continue to do so.
- Australian Government spending as a share of total spending on healthcare has been consistent the last ten years at around 68%, above OECD average.
- Activity for good quality assets has grown in the past 2 years.
- Increased demand for health assets has intensified resulting in a re-rating of the asset class and firming of yields to secure quality assets.
- The healthcare sector in Australia is characterised as a mature sector with long term positive industry fundamentals due primarily to a growing and ageing population.
- Healthcare assets have provided the highest return with the lowest volatility of all property asset types.
- Less volatile and higher returns compared to other property sectors.
- Healthcare property sector continues to outperform retail, office and industrial property sectors (Source IPD).
- Healthcare properties possess low risk profile tenants who are less effected by economic fluctuations domestically and internationally.
- The elements listed below will ensure healthcare will remain in strong demand due to:
  - Population growth
  - Generational changing population
  - Advances in medical technology and treatments
  - Consumers increasing awareness of health-related issues.

Demand Drivers – General

- Number of Australians aged 65 and over to double by 2055.
- Male life expectancy to increase from 91.5 years to 96.1 years in 2055.
- Female life expectancy to increase from 93.6 years to 96.6 in 2055.
- 40,000 people aged over 100 years old in 2055.
- Source: Intergenerational Report 2015

Demand Drivers – Local Catchment Area

- Lower life expectancy
- High incidence of self-assessed health being ‘fair or poor’
- High to very high levels of prevalence of such chronic diseases and conditions as diabetes and mental/behavioural problems
- Higher smoking rates
- Greater rates of obesity
- Greater rates of premature mortality from colorectal cancer, lung cancer, diabetes, heart disease, pulmonary disease and suicide.
- Higher prevalence of hospital admissions from respiratory diseases and for same day admissions for renal dialysis
- Higher proportion of Emergency Department presentations
- Higher numbers of potentially avoidable hospital admissions
- Relatively poor access to health services
- Source: PHN, Adelaide PHN Health Profile 2015 and Torrens University Public Health Information Development Unit (PHIDU), Social Health Atlas, August 2016
SALE PROCESS

The subject sites on offer range in size from 1800m² – 4,000m² are being offered on a freehold basis via an international Expression of Interest closing at 4pm on Thursday 31st August 2017.

Offer Terms

Expressions of Interest must clearly address the following matters (at a minimum):
• Preferred allotment and purchase price.
• Proposed use and indicative concept plans.
• Commentary around suitability to the Healthia Development and alignment with ACH Group site vision.
• Any amendments required to the draft form of contract.
• Proposed settlement terms and conditions together with an indication of when construction might commence.
• Anything else you deemed relevant

Contact Details

All enquiries, requests for inspections and lodgment of EOIs are to be directed to the exclusive listing agents below:

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pisaksson@savills.com.au

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Changes to the Process

The Vendor reserves the right, in its sole discretion, to postpone or cancel the proposed sale of the 100% interest and to modify or add any terms and conditions to the proposed contract or other material associated with the proposed sale, which may be made available to a potential purchaser.

Electronic Data Room

To assist with the assessment of this opportunity, an Electronic Data Room (EDR) has been established for the provision of due diligence information including:
• Master plan
• Site Identification Survey
• Zoning
• Contract for Sale.

Please contact one of the agents to arrange access to the EDR.

Form R7
Warning Notice

Financial and Investment Advice

Land and Business (Sale and Conveyancing) Act 1994 section 24B
Land and Business (Sale and Conveyancing) Regulations 2010 regulation 21

A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you the following —

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

NOTE: For the purposes of section 24B of the Act, an agent or sales representative who provides financial or investment advice to a person in connection with the sale or purchase of land or a business must
• in the case of oral advice - immediately before giving the advice, give the person warning of the matters set out in this Form orally, prefaced by the words "I am legally required to give you this warning"; or
• in the case of written advice - at the same time as giving the advice or as soon as reasonably practicable after giving the advice, give the person this Form, printed or typewritten in not smaller than 12-point type.
Disclaimer – Important Notice
This document has been prepared by Savills for the information of potential purchasers to assist them in deciding whether they are sufficiently interested in the property to proceed with further investigation. The seller and Savills do not guarantee the accuracy of any information contained in this document.

Prospective purchasers should not rely on the information. You should satisfy yourself as to its accuracy and completeness through inspections, surveys, enquiries, searches, etc, by your own independent consultants. The seller and Savills and their respective employees and agents:
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(b) do not accept any responsibility arising in any way for any errors in or omissions from any information; and
(c) will not be liable for any loss or damage resulting from any architectural or other plans, reports, document statements, figures, calculations, statements regarding development opportunities or any other information that a prospective purchaser relies on;

No person is authorised to give information other than the information in this document.

If you make an offer or sign a contract for the property, you acknowledge that you have not relied on any information (unless otherwise agreed in a written contract with the seller). Any information given does not form part of a contract. The information contained in this document does not constitute an offer or contract of sale.

Any forecasts included in this document are based on a large number of assumptions and are subject to significant uncertainties and contingencies, some, if not all, of which are outside the control of the seller. No representation is made that any forecast will be achieved. Actual future events may vary significantly from the forecasts. Potential purchasers should make and must rely on their own enquiries and investigations regarding the assumptions, uncertainties and contingencies which may affect the seller’s or the property’s future operations and values and the impact that a variation of future outcomes may have on the property.

Potential purchasers should make and must rely on their own enquiries and investigations regarding the purposes for which the property can be used (including, without limitation, any restrictions on its use or development) and the fitness of the property for the purposes the potential purchaser wants it. Without limiting any other provision of this disclaimer, the seller and Savills make no warranty or representation in respect of any building, engineering, architectural or other plans or documents in relation to the property, or any proposed development on the property, forming part of this document.

All images in this document are for illustrative purposes only.

All information provided in this document is confidential.
The seller reserves the right, at its sole discretion, to postpone or cancel the proposed sale of the property and to modify or add any terms and conditions to any proposed contract and other materials associated with the proposed sale, which may be made available to a potential purchaser.

This disclaimer does not exclude any statutory rights you may have which cannot be excluded.
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