

NZX Release
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Augusta and Ninety Four Feet sign Development Agreement with Queenstown Lakes District Council

Augusta Capital is pleased to advise that a partnership formed with Melbourne-based developer Ninety Four Feet has now signed a legally binding Development Agreement with Queenstown Lakes District Council (QLDC) in respect to the Lakeview site in Queenstown.

Lakeview is the former Queenstown campground site on Man Street, Queenstown and is the largest remaining development site in central Queenstown. A significant portion will remain as public land through parks, reserves and roads with the partnership proposing to develop a range of residential, hotels, co-working, co-living, hospitality and retail options on the 3 hectare site on a staged basis, with construction estimated to take more than 10 years and phased over 7 stages.

Augusta will invest a 25% stake in the partnership, which represents up to a \$14 million commitment with Ninety Four Feet investing the balance. The capital commitment of both partners provides sufficient equity to fund the first two stages.

The development will be managed on a daily basis by Ninety Four Feet who are Australia's foremost privately-held property development, investment and construction group. Britomart Hospitality Group, as consortium partner, will curate and manage the future retail and hospitality concepts for Lakeview, drawing on its substantial experience developing New Zealand's most iconic hospitality concepts and best known for their work in Auckland's Britomart Precinct.

As part of the terms of the partnership agreement, Augusta will have the first option to acquire parts of the development which it intends to use to provide product to its soon to be established tourism fund as well as an option over the co-living residential product.

"Lakeview is a once in a lifetime opportunity in Queenstown which we are excited to be a part of", commented Mark Francis, Augusta Managing Director. "This transaction continues our recent move into sourcing product through alternative avenues as investment grade properties become harder to acquire, providing a strong pipeline of product for our planned tourism and residential funds. It also illustrates the dynamic manner in which we can use our balance sheet to secure such product. As a development partner though, we believe the investment stacks up on its own accord outside of the product that it will provide. We also look forward to working alongside QLDC's other partners in the wider development of Lakeview."

The Development Agreement is conditional on the partnership obtaining OIO approval and that settlement of each stage is subject to a number of conditions including having financing in place and construction contracts.

Settlement of stage 1 of the land is expected to occur in May 2023 following completion by QLDC of necessary subdivision and infrastructure works.

-ENDS-

For further information please contact:

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