

Hudson Investment Group Limited (HGL) is pleased to present our 2016 Highlights Summary:

### 1. Appointment of Additional Directors

- Effective 1 September 2016, Hudson appointed non-executive directors to complement the existing HGL board:
  - Mr John Dawkins AO:** Mr Dawkins is a former Treasurer of Australia, and has served as a Board member of several ASX listed entities.
  - Mr Ian Mutton:** Mr Mutton is a former member of the Commonwealth Crown Solicitor's Office and former litigation counsel for CSR Limited.

### 2. Option to Purchase Lot 3

- In November 2016, HGL became the 100% owner of Halloran Properties.
- Halloran Properties Unit Trust (**Halloran Properties**) holds an option to purchase Lot 3 in DP 801029 (**Lot 3**), adjacent to HGL's Eastern Land.
- In October 2016, Halloran Properties submitted a DA for subdivision of Lot 3 into three sub-lots:
  - Petrol station and fast food restaurants precinct
  - Automotive/car showroom precinct
  - Industrial precinct
- Halloran Properties has received expressions of interest for Lot 3.

### 3. Capital Raising

- August 2016: the Company completed a round of capital raising at 2.5 cents per share which raised \$502,500 from a Share Purchase Plan, and a placement under s. 708(8) *Corporations Act*.
- December 2016: the Company raised \$500,000 through Convertible Securities with a maturity date of 1 May 2018 and conversion price of 2.75 cents per share

## HUDSON INVESTMENT GROUP LTD ASX Code: HGL

- Company Focus:** Commercial & Industrial Property
- Ordinary Shares:** 280,416,865 (at 31 Dec 2016)
- Market Cap:** \$9.5M (last traded at 3.4 cents per share)

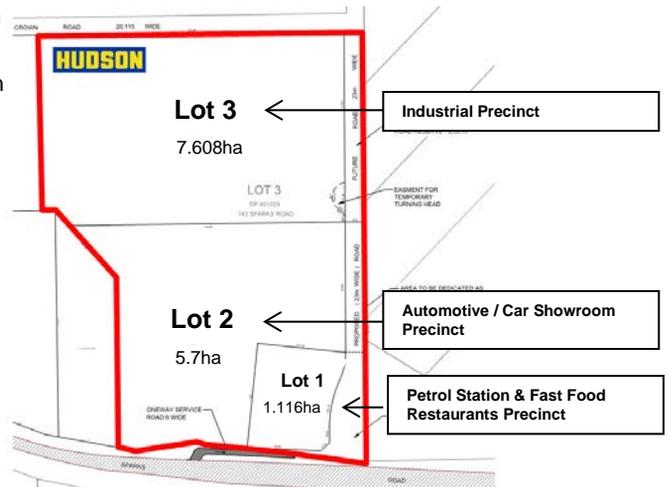


Figure 1: Lot 3 Conceptual Plan. Indicates small, medium and larger size land for future commercial and industrial development



Figure 2: The Hudson Property and Lot 3 Option Location Map (Source: Google Maps)

## The Hudson Property Overview

- ✓ 44.5 hectare property holding in Warnervale, NSW
- ✓ ~10,314m<sup>2</sup> factory and a ~1,339m<sup>2</sup> office complex
- ✓ Long-term net lease income of ~\$855,500 p.a. (CPI indexed) on 5.3 ha
- ✓ Strategically located in the centre of the Wyong Employment Zone under the Central Coast Council:
  - Projected \$1.5 billion in investment in the WEZ
  - Projected to generate over 40,000 jobs
  - Central Coast Council is the 3<sup>rd</sup> largest local government area in Australia
- ✓ Close proximity to:
  - The proposed \$500M Chinese Theme Park development
  - Warnervale Airport
  - Woolworths Distribution Centre
  - Proposed \$100M Amphibian Aerospace Facility
  - Educational facilities & Warnervale Railway Station
  - Warnervale residential land releases

Hudson Property Zoned Land (m<sup>2</sup>)

Zoning	Western Land				Eastern Land	Total
	Lot 74 in DP 755245	Lot 1 in DP 796730	Lot 7 in DP 239691	Lot 2 in DP 796730	Lot 67 in DP 755245	
IN1	87,066	26,600	-	-	50,850	164,516
E2	5,000	103,000	7,702	6,446	87,115	209,263
SP2	-	-	-	-	71,460	71,460
<b>Total</b>	<b>92,066</b>	<b>129,600</b>	<b>7,702</b>	<b>6,446</b>	<b>209,425</b>	<b>445,239</b>

IN1 – Light Industrial    E2 – Environmental Conservation    SP2 – Water Management

Figure 3: The Hudson Property Zoning



Figure 4: Industrial warehouse leased to Better Concrete Products and Bunnings



Figure 5: The Hudson Property is strategically located with existing and proposed development areas

	Area	Land Value
WESTERN	A	IN1 Leased Land (5.3 ha) 10,000m <sup>2</sup> warehouse and 300m <sup>2</sup> office leased to blue chip tenants
	B1, B2, B3	IN1 development potential (6.1 ha) proposed to be developed, in part or whole
	C	'Triangle' area of 1.7 ha. Currently zoned E2. Approval obtained from Council to rezone to IN1
	D	10 ha Land Environmental Conservation (E2)
LOT 67	Stage 1	IN1 land
	Stage 2	IN1 development potential proposed to be developed in part or whole
	Stage 3	Currently zoned E2, with future potential to be rezoned to IN1
HALLORAN PROPERTIES	Lot 1	IN1 development (~1.1ha) proposed service station and fast food restaurants precinct
	Lot 2	IN1 development (~5.7ha) proposed automotive precinct
	Lot 3	Proposed IN1 development (~7.6ha)

For further information please contact:  
**Alan Beasley – Managing Director**  
 Telephone: + 61 2 9251 7177  
 Email: [abeasley@higl.com.au](mailto:abeasley@higl.com.au)