

ASX Announcement

20 February 2015



Diploma Secures \$16m project in Subiaco

Leading Western Australian property development & construction company Diploma (ASX:DGX) is pleased to announce the acquisition of proposed Lot 62 Carter Lane Subiaco. The acquisition will result in the development of a 4 level mixed use medium density residential building within the award winning Subi Centro area.

The site comprises a total land area of 843m² on the corner of Carter Lane and Centro Avenue. Diploma is currently preparing documentation for lodgment for development approval for a proposed scheme of 24 apartments and 120m² of ground level commercial space with a combined value on completion of \$16m.

A subsidiary of Diploma Properties has entered into a contract to purchase the above property with settlement expected in June/July 2015. It is expected marketing will commence during the second quarter of FY16 with construction to commence in January 2016. The project is likely to contribute to earnings in FY17.

The Carter Lane Precinct is a prime city fringe infill landholding site currently owned by the City of Subiaco. Over the last two decades, Subi Centro has undergone a substantial redevelopment and transformation into a number of vibrant mixed use, commercial and residential precincts. The vision of Carter Lane Precinct will continue the Subi Centro legacy.

Key features of the property include its close proximity to Subiaco Square and train station 200 metres to the east, the outlook over Subi Centro Greenway and being within walking distance to all of Subiaco's amenities.

Commenting on the successful acquisition of the property, Diploma Group Managing Director Nick Di Latte said "we are excited by the opportunity this project presents for the Group. Being a smaller scale development, we will be able to achieve completion well within two years from land settlement, making it an attractive proposition. Subiaco is a great location for a project of this type given its proximity not only to transport and the CBD, but also WA beaches such as Cottesloe, Swanbourne and Floreat which are less than 10 minutes away by car."

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