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MEDIA RELEASE: Group proves strong force in market

Subsequent to the merger of Steve Grant's two prominent commercial property development and investment organisations **Capital Corporation** Pty Ltd and **Cencorp Investments** Pty Ltd ("the Group") in April 2008, the Group is looking forward to continued growth and success in the Hills District with over 40,000sqm of office accommodation DA approved and other developments currently at design stage in the pipeline.

At least three developments are planned to commence during the next 12 months including the first redevelopment of a site within the business park – the former CSR site to be known as **Eden Norwest**, **Eclipse Norwest** on Lexington Drive and the prominently located **Atlas Norwest** on the corner of Windsor Road and Norwest Boulevard destined to become a local landmark at the entrance to the business park.

Plans are also underway to expand the 5.5 hectare campus like **Century Estate**, containing office accommodation balanced by amenities and facilities to enable occupants to achieve true work life balance. This major asset when complete will provide over 54,000sqm of A Grade commercial space.

Additionally, Capital Corporation is investigating a joint venture opportunity which will increase available space in Norwest Business Park by an additional 20,000sqm to consist of office accommodation, restaurants and a function centre and hopes to make an announcement within the coming months.

Once complete these developments are certain to attract interest from high calibre companies just as previous developments have attracted existing tenants including Telstra, Subaru, Watty, Harvey Norman, Department of Heritage and Building Services, Schneider and Real Insurance.

Despite the current market fluctuations the Group's continued success is attributable the extensive expertise of its management team and staff. We are able to cater to a vast array of businesses with accommodation currently available for sale and/or lease ranging from 97sqm to 9,500sqm. In addition there are several investment opportunities available for astute investors.

- Ends -

- Attachments Included -

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