Creating Better Places
From humble beginnings

Lendlease has come a long way from the Australian Snowy Mountains in 1951 when Dick Dusseldorp arrived with 35 Dutch workers to build 200 prefabricated worker houses for the iconic Snowy Hydro Electric Scheme.

Founded in Sydney in 1958, Lendlease was born out of a vision to create a company that could successfully combine the disciplines of construction, development and investment. He was equally focused on ‘how’ Lendlease delivered:

- He always looked for the common interest
- He created with purpose
- He was bold in his thinking
- And he made sure what we did mattered

These drivers make up our DNA and continue to underpin our brand and culture. We strive to be a progressive employer and deliver industry best practices through the utilization of innovative methods and the discovery of new opportunities.

It is this forward thinking approach that led us to become part of projects that have become the cornerstone of cities and communities - projects like the Sydney Opera House, September 11 Memorial & Museum in New York, Athlete’s Village in London and Petronas Towers in Kuala Lumpur.

We are bold and innovative, we value knowledge, we do what matters and we look for common interests and purposeful outcomes.
To landmark projects

Our portfolio includes some of the world’s most iconic projects that have pushed the boundaries of innovation.

Australia Square is a Sydney landmark that opened its doors in 1968 as Australia’s tallest light weight concrete building.

The Anzac Bridge is one of Australia’s engineering icons. The 805 metre long bridge has six spans, 128 cables, and two 130 metre high towers.

Sydney Olympic Park was the world’s largest solar powered suburb at the time of completion. We took charge of the international sporting centres, the Australia Centre Business Park and Newington – which was home to more than 10,000 athletes for the 2000 Sydney Olympic and Paralympic Games.

Malaysia’s Petronas Twin Towers was the tallest building in the world at the time of completion. Lendlease was the project manager for the iconic development, spanning 40 hectares and located in the heart of the Golden Triangle at Kuala Lumpur City Centre.

The Statue of Liberty is New York’s most iconic structure. We completed restoration works in honour of the landmark’s 100th anniversary. It was designed by Frederic Auguste Bartholdi and built by Gustave Eiffel in 1886.

The National September 11 Memorial & Museum is a tribute to the lives lost after the attacks on September 11, 2001. We were privileged to return to the World Trade Center site in New York to deliver the landmark project.

Tate Britain has been home to British art for more than 100 years. Lendlease delivered international standards through the upgrade and refurbishment work on the north and south quadrants of the gallery.

Our involvement in these landmark projects has sparked inspiration for the many more iconic projects we have delivered and have yet to deliver.
Lendlease today

Headquartered in Sydney, Australia, Lendlease has approximately 13,000 employees internationally. Our regional head offices are located in New York, Singapore and London.

In all of the markets in which we operate, we aim to be a trusted partner of governments, investors and communities.

We are a publicly listed company on the Australian Securities Exchange, with 18 major urbanisation projects around the world.

Lendlease’s people and our delivery partners are the greatest contributors to our success, and underpin our ability to deliver our vision: To create the best places.

We are committed to creating and delivering innovative and sustainable property and infrastructure solutions for future generations.
International Reach

We combine our international reach with local expertise to create places that leave a positive legacy. Our people are respected individuals who go above and beyond, and focus on safety, innovation and sustainability.

- **New York**, operating since 1979
- **London**, operating since 1991
- **Shanghai**, operating since 1973
- **Tokyo**, operating since 1990
- **Sydney**, operating since 1958

*As at June 2018.

- **99%** total development pipeline achieved or targeting green certification*
- **60** years of property and infrastructure experience
- **Approximately 13,000** employees worldwide*
- **Approximately 238.3 MILLION** retail visitors annually*

As at June 2018.
What we do

Very few organisations can build cities from scratch, but we can. Our integrated approach means we harness the expertise in infrastructure, design, development, investments and management to deliver a project from conception to completion.

We’ve been doing this for many years – creating places that galvanise communities and infrastructure that supports and connects people.

We help shape city skylines, create iconic structures, breathe new life into forgotten precincts and create places and spaces for generations to enjoy.

Around the world people live, work, shop, play or travel via assets created by Lendlease.
Our Approach

Lendlease is committed to creating and delivering innovative and sustainable property and infrastructure solutions for future generations.

With continued rise in urbanisation and the growing demand for future proof public infrastructure, our strategy enables us to enrich communities and maximise sustainable outcomes. We continue to deepen our expertise across multiple sectors to adjust and respond to changing customer demand.

Our approach is driven by understanding our customers, and underpinned by our financial strength and ability to work alongside our investment partners. When one or more of our operating segments of Development, Construction and Investments work together we can offer our customers a more streamlined approach that delivers our products more efficiently.

With more than 60 years of experience, we strive to deliver long term sustainable value for our investors and create an organisation of choice for our people.
Development

Our Development segment operates across the Americas, Asia, Australia and Europe. It is involved in the development of communities, retirement villages, apartments, retail, offices and social and economic infrastructure.

We manage the entire development process from securing land, creating masterplans, consulting with stakeholders including authorities and local communities through to project management, sales and leasing.

Every year sees new and innovative opportunities, designed to enhance an existing landmark in a community or add a whole new hub activity to a city. It’s this diverse experience around the world that allows us to leverage our skills, and showcase a truly integrated approach.
OFFICE
To thrive, our tenants, occupiers and investors need to create a flexible and nimble environment that can quickly respond and adapt to changing business conditions. Our passionate team of design and project management specialists combine fresh thinking and experienced hands to create outstanding projects that are innovative, sustainable and commercially viable. From signature buildings to building refurbishment programs, we leverage our international experience to deliver projects that give our customers a competitive edge.

RETIREMENT LIVING
With more than 30 years’ experience in the sector, Lendlease is Australia’s largest owner, operator and developer of senior living communities.
Our retirement communities offer more than just accommodation – they aim to create the best places in which to live. Our homes are the perfect place for seniors to enjoy their retirement years while exploring the culture and highlights of their local community. With senior living as a key focus of our strategy, we aim to explore future opportunities.

RESIDENTIAL
Lendlease delivers more than just apartment buildings – we aim to create the best living opportunities.
Smart thinking about how we design and build apartments help foster a sense of belonging and community.
Lendlease has created more than 50 masterplanned communities around the world in the past half century.

RETAIL
Lendlease continues to deliver high quality retail destinations on the back of 40 years’ experience in constructing, developing and managing shopping centres and urban retail precincts around the world.
Our successful model offers an integrated and comprehensive property platform for investors.
Our specialists engage in all facets of the business, from land purchases, masterplanning, mixed use development, design and construction, through to asset and funds management.
Construction

We have delivered construction projects around the world for 60 years. We provide project management, design and construction services for both internal and external clients across a range of sectors including residential, office, retail, health and defence.

Our Engineering business delivers roads, bridges, tunnels and railways that connect people, businesses and communities.

Lendlease Services business supports and maintains the infrastructure and places we and others create, extending across transport, communities infrastructure, telecommunications, utilities, industrial and resources, and renewable energy.

We engage with our local communities, so we can safely deliver our projects and improve the environmental and community outcomes for our stakeholders.
Investments

Our Investment segment owns and manages investments, often created by other parts of our business. Lendlease’s investment management platform spans Asia, Australia and Europe.

The Investment segment includes a wholesale investment management platform as well as Group’s ownership interests in property and infrastructure co-investments, Retirement Living, and United States military housing. Two new asset classes for the segment, residential for rent and telecommunications infrastructure, are expected to support future growth in investment income and funds under management.

We offer our investment partners access to quality property and infrastructure assets. We invest on behalf of pension and sovereign wealth funds, investment managers and insurance companies.

Track Record Of Collaborating With Clients Globally

Proven Property and Infrastructure Expertise and International Pipeline

Flexible and Creative Capital Approach

= Superior Investment Performance
Our competitive advantage

Combining our core capabilities of Development, Construction and Investments across the property and infrastructure value chain has allowed Lendlease to offer innovative and integrated solutions for our clients internationally.

Every year we have secured a growing number of new and innovative projects around the world where we bring this to life, such as:

BARANGAROO SOUTH, SYDNEY

Barangaroo enhances Sydney’s position as a global city by delivering a new financial district, the most sustainable buildings and a new waterfront dining destination for Sydneysiders and visitors to enjoy.

As well as innovative office space, Barangaroo is home to a mixed use development that fuses commercial and residential buildings, bringing in a new destination for shopping, dining and social spaces that everyone can enjoy.

Barangaroo South is targeted to be Australia’s first large scale carbon neutral community, pioneering a new era in sustainability.

CLIPPERSHIP WHARF, BOSTON

The Clippership Wharf project will transform an underutilised section of the East Boston Waterfront into an active, publicly accessible extension of Maverick Square and the surrounding East Boston neighbourhood.

Lendlease proposes to deliver a predominantly residential project, featuring both apartments and condominiums, within four buildings comprised of approximately 478 housing units on the upper floors, and a mix of residential, community, restaurant, and recreational uses at the ground level.

Once complete, the Clippership Wharf project will provide access and enjoyment of the waterfront, and to some of the most striking panoramic views of downtown Boston available along the Boston Harbour.

PAYA LEBAR QUARTER, SINGAPORE

Paya Lebar Quarter will be a key catalyst to the Urban Redevelopment Authority masterplan to regenerate Paya Lebar into a bustling, pedestrian friendly new city precinct, and a dynamic regional business hub with a distinctive sense of place and cultural identity.

The inclusive urban spaces will offer three Grade A office towers with close to one million square feet of progressive workspace. A retail mall which spans over 340,000 square feet of shopping, dining and entertainment options and three residential towers comprising 429 apartments.

Directly connected to the Paya Lebar mass rapid transit station, Paya Lebar Quarter is due to complete in 2019.

ELEPHANT PARK, LONDON

Working in partnership with the London Borough of Southwark, is the GBP£2.3 billion regeneration program on 28 acres of land across three sites – Elephant Park, Trafalgar Place and One The Elephant – in the centre of Elephant & Castle, Central London.

The project includes around 3,000 new homes with 25 per cent affordable housing, over 50 new shops and restaurants, over £30 million in transport improvements, 6,000 jobs and over 11 acres of public realm, with 10 new routes through the development to enhance pedestrian and cyclist safety.

Clippership Wharf, Paya Lebar Quarter and Elephant & Castle images are artists impressions and subject to change, further design development and planning approval.

Lendlease distinguishes itself from its peers through our integrated model, financial strength and strong track record.
A positive impact

Our four key principles of Health & Safety, Sustainability, Diversity & Inclusion and Customer Focus are differentiators, and non negotiable across our business.

Health & Safety at Lendlease means we focus on maintaining the health and wellbeing of our people and those who engage with our assets. We are committed to the health and safety of our people.

Through Lendlease’s Global Minimum Requirements (GMRs) we operate to a consistent standard across all of our operations. GMRs apply to the entire lifecycle of a project, including before we even decide to bid for a project.

HEALTH & SAFETY

Health & Safety must always remain our number one priority, and we must always strive to eliminate incidents and injuries across our sites.

SUSTAINABILITY

Sustainability is about creating places for people and meeting their needs today, and in the future. It places people at the heart of our vision to create the best places – places for people.

We have a long and proud history of giving emphasis to environmental, social and economic outcomes to deliver places that respond to the complex global forces shaping our future, including rapid urbanisation, climate change, inequality and resource stress.

The decisions we make today, affect the lives of people tomorrow.
DIVERSITY & INCLUSION
Diversity & Inclusion is about embracing difference in thinking, background, culture, sexual orientation, gender, ethnicity and other life experiences. We achieve better outcomes when we have teams of people who can think differently, but work together.

To us, diversity simply means difference, and it’s an active part of how we behave, day to day. Diversity and inclusion is at its best when people encourage difference, and it starts with our core value of respect.

OUR CUSTOMERS
Our customers are now more diverse than they’ve ever been, which is why we adopt a collaborative approach to managing relationships. It’s why we seek first to understand, why we listen to their needs. When we understand our customers we can deliver high quality outcomes that meet their needs, creating a strong value proposition for our securityholders.

Encouraging difference, working together.

Everything we do, we do for our customers – our places start and end with them.
What we do matters

At Lendlease, community engagement is central to informing what is valued by the people in the places we create. It allows us to identify core needs for progressive community partnerships.

We are passionate about working with the communities we are a part of from the earliest possible opportunity, recognising our accountability for what we create and leave behind.

We also do this through the Lendlease Foundation which was set up in 1983 to contribute to the wellbeing of employees and their families and to assist their involvement in charitable and community affairs. Two of Lendlease Foundation’s flagship programs are Community Day and Springboard.

Community Day

Lendlease’s Community Day, held internationally each year, is an opportunity for our employees to work alongside their colleagues, community partners, family and suppliers on a project identified as important to the community. This annual event started in 1996 and employees now participate all around the world each year.

Springboard

Springboard is Lendlease Foundation’s flagship global program. Each year, approximately 250 employees participate in this five day personal development experience. This program develops skills and resilience in dealing with change, developing confidence and growing self awareness. The interactive component of Springboard brings together members of the local community and employees to work on projects designed to leave a positive social legacy.
Americas
Creating Places

Lendlease was honoured to construct the National September 11 Memorial & Museum in New York.

432 Park Avenue, New York, is the tallest residential building in the Western Hemisphere.
Asia
Creating Places

313@somerset in Singapore brings a whole new dimension to the ‘Orchard Road experience’. The MSD New Packaging Plant is a 38,000 square metre facility in China.

Paya Lebar Quarter in Singapore will be pedestrian friendly, new city precinct and a dynamic business hub. Artist impression as at 2018 (image subject to change, further design development and planning approval)

The MSD New Packaging Plant is a 38,000 square metre facility in China.
Europe
Creating Places

International Quarter London will deliver A Grade office accommodation, residential units and community facilities.

The Timberyard Deptford is the transformation in the heart of Lewisham.
Australia
Creating Places

Brisbane Showgrounds will become a vibrant inner city hub, where people will live, work and play.

Melbourne Quarter is one of the largest new mixed use developments in central Melbourne in over a decade.

Lakeside Joondalup Shopping City brings international fashion to Perth.
Looking forward

At Lendlease we have always looked ahead. We aim to create places that generate better economic, social and environmental outcomes for now and for future generations. Places that leave a lasting benefit for everyone involved: our clients, partners, and for the people in them. We never lose sight of doing what’s right and to find the common interest for all.

As the world keeps growing, tomorrow’s opportunities become more exciting. We are accelerating innovation to produce award winning sustainable buildings and communities, showing the next generation technology and designs.

It takes bold thinking, challenging industry conventions and focusing on continual improvement that sets us apart and solidifies our reputation.

As we look ahead, city landscapes will be changing at a faster rate but we will continue to do what we’ve always done – play our role in helping to create the best places for future generations to come.

“Companies must start justifying their worth to society, with greater emphasis placed on environmental and social impact rather than straight economics.”

AUSTRALIA
International Headquarters
Level 14, Tower Three,
International Towers Sydney
Exchange Place,
300 Barangaroo Avenue
Barangaroo NSW 2000
+61 2 9236 6111
Melbourne Office
Level 6, One Melbourne
Quarter
699 Collins Street
Docklands VIC 3008
(03) 9643 0000
Brisbane Office
Level 3 Kingsgate, 2 King St,
Bowen Hills, QLD 4006
(07) 3027 3000
Adelaide Office
14/431-439 King William St,
Adelaide, SA 5000
(08) 8202 8888
Perth Office
Level 2, 10 Ord St,
West Perth, WA 6005
(08) 9223 2888
Belmont WA
Engineering and Services
Level 3/195, Great Eastern
Highway, Belmont WA
(08) 9267 8900
Canberra Office
Level 13
224 Bunda Street, Cnr Bunda
& Akuna Streets
Canberra ACT 2600
(02) 6276 0600
Darwin Office
Level 8
9 Cavenagh Street
Darwin, NT 0800

ASIA
Asia Head Office
6A Shenton Way
#04-01 Downtown Gallery
Singapore 068814
+65 6671 6600
Shanghai, Greater China
Office
Level 2, K. Wah Centre
1010 Huai Hai Road (C)
Shanghai 200031
+86 21 6196 2988
Kuala Lumpur, Malaysia
Office
Level 31, Menara Binjai
2 Jalan Binjai
Kuala Lumpur, Malaysia
+603 2385 9888
Tokyo, Japan Office
7 Chome-7-7 Roppongi,
Minato-ku, Tôkyô-to
106-0032, Japan
+81 3 5414 1870

EUROPE
Europe Head Office
20 Triton Street, Regent’s
Place
London NW1 3BF
(+44 0)20 3430 9000
Italy Office
Via della Moscova 3,
20121 Milano - MI
Italy
+39 02 66791801

AMERICAS
New York Office
200 Park Avenue
9th Floor, New York, NY 10166
212 592 6700
Boston Office
20 City Square
2nd Floor, Boston, MA 02129
617 557 6400
Chicago Office
30 South Wacker Drive,
24th Floor, Chicago, IL 60606
312 245 1000
Los Angeles Office
515 South Flower Street
Suite 600
Los Angeles
CA 90071
213 430-4660
Nashville Office
1201 Demonbreun Street
Suite 800, Nashville, TN
37203
615 324 8800
San Francisco Office
71 Stevenson Street
Suite 800, San Francisco, CA
94105
415 512 0586
Washington, DC
One Preserve Parkway
Suite 700, Rockville, MD
20852
301 354 3100