

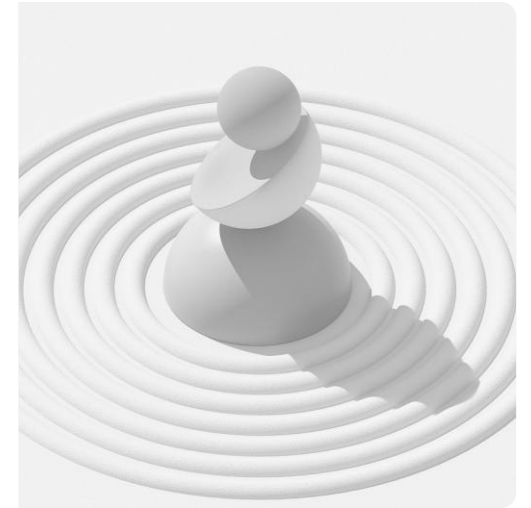


NEXT STEPS



- SIGN MOU

- This MOU is simply about building a constructive working relationship between property developers and the Linbro Park Management District (LPMD), so everyone is pulling in the same direction when it comes to developing in Linbro Park.
- It helps align development plans with the area's goals for sensible, sustainable growth and better infrastructure and services, and sets up an easy, practical way to work together on planning, services, safety, and zoning issues instead of each party working in isolation.
- It also makes it clear what each side does: LPMD helps coordinate and guide, and developers take part, follow the rules, and nominate a contact person.
- It's a good-faith cooperation agreement, not a joint venture, not a funding deal, and not a regulatory approval, and it doesn't create shared liability or automatic financial commitments unless those are agreed separately.



De-risking your development process in Linbro Park through coordination, alignment, and local support —

NOW THE WORK BEGINS

- Understand the big picture and find funding
- Understand the pain points and put financial plan in place for immediate area issues
- Include pedestrians and people, not as an afterthought, but part of the design process
- Put a mechanism in place to look after those areas
- Work together as a team for a unified development strategy to maximise the value from your investment



PAIN POINTS

- IMMEDIATE:

- ROADS:

- CLULEE
- OAK

- ENTRANCES AND EXITS

- SECURITY

- CLEANING UP

- GET QUOTES

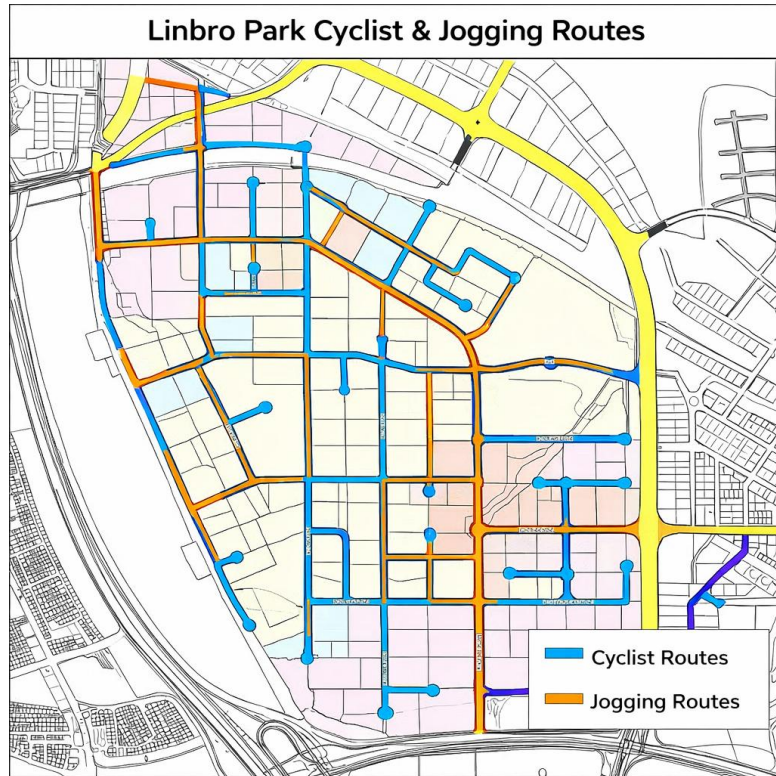
- PUT FINANCIALS IN PLACE

- GET APPROVAL

- IMPLEMENT



PEOPLE PLANNING – set up meeting between developers

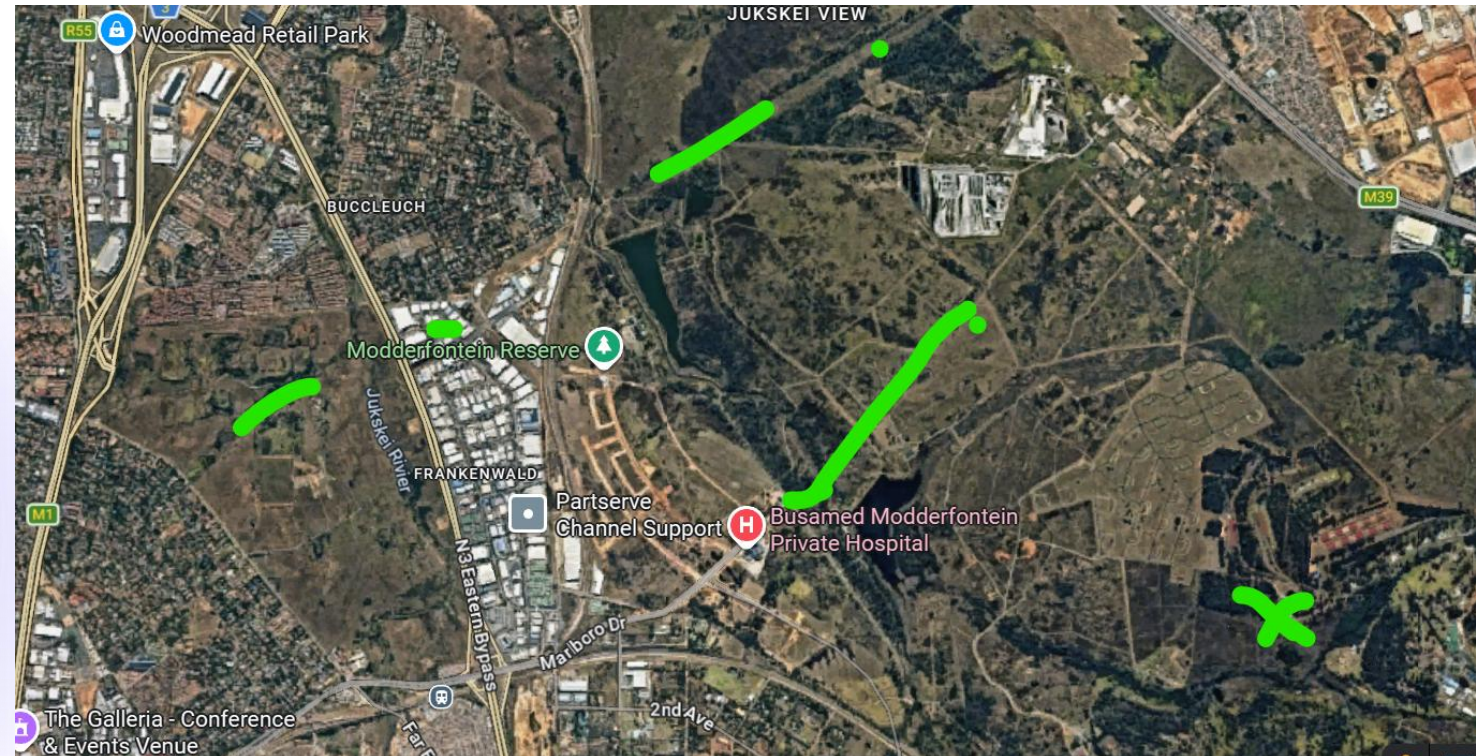


PEDESTRIAN SPACES



INFRASTRUCTURE

- Meetings with
- Simon
- Futuregrowth
- City
- IDC
- DBSA





**LINBRO
PARK
MANAGEMENT
DISTRICT**

**EMBRACE CHANGE.
LEAD THE FUTURE.**

The world is shifting and those who adapt and innovate will be the ones to lead the way.