



AURORATM

MELBOURNE CENTRAL

Echoing the shimmering beauty of nature's awe-inspiring celestial light show, these sensuous and seductive forms encompass a world of innovative ideas.

**UEM SUNRISE PROUDLY PRESENTS
AURORA MELBOURNE CENTRAL.
A NEW DAWN, A NEW DIMENSION**

In the heart of the CBD, this alluring 92-storey tower features luxury 1, 2 and 3 bedroom residences with breathtaking views over some of the city's most treasured landmarks, towards Port Phillip Bay, the Dandenong Ranges, lush public gardens and beyond. Importantly, this is the only residential development in Melbourne with direct underground connection to the Melbourne Central Train Station and the city's largest continuous retail precinct.

Enjoy unprecedented convenience and connectivity to everything that truly matters including world-leading universities and cultural attractions. Indulge in the luxury you deserve and have superb shopping, entertainment and dining only an elevator ride away.

In its boldness, its beauty and its connection to the fabric of the city, Aurora Melbourne Central truly represents a new dawn and a new dimension for Melbourne.

In every direction, the unique curves of the tower's form enhance the aspects to the bay, the city and the mountains beyond.

Soaring to 92 storeys and crowned by the exclusive residents-only Australis Club, Aurora Melbourne Central is the tallest residential tower in the Melbourne CBD, giving the city a natural gravitational focus.



PICTURE PERFECT. EVERY DAY

You can read the history of a city in its architecture. Melbourne's richly layered cityscape reveals its golden past of Victorian-era prosperity, its growth as the Australian financial capital and its emergence as a world-class centre of design. It has been named the world's most liveable city for four years in a row. Now Aurora Melbourne Central takes this grand city into a new era.

Aurora Melbourne Central is a unique expression of Melbourne's future. Situated at 224 - 252 La Trobe Street, its aesthetic speaks of new cultural understandings, with alluring sculptural forms that nurture the senses and the soul. This inspiring integrated development combines stunning residential apartments and lavish residents-only amenities with a destination hotel/serviced apartment, strata office suites and unique retail offerings.

This is a rare opportunity — a once-in-a-lifetime chance to live amongst the clouds and experience a new paradigm in urban living replete with stunning views across the city to the bay, parklands, Dandenong Ranges and beyond.

Melbourne's tallest and most stunning CBD residential development.



A TIMELESS MASTERPIECE

Designed by renowned architects Elenberg Fraser, this soaring tower will provide a new focal point for Melbourne's central business district. Yet its form was inspired by something as delicate as a budding flower.

"The tower's elegant tapering curves revolve seamlessly around its axial symmetry. Its complexity and beauty are created through rigorous geometric exploration of repetition and transition.

Like the Aurora Australis for which it is named, Aurora Melbourne Central's sculptural form creates an ethereal and ephemeral experience, which animates and morphs as you move around the building and through the city. It is not only a beacon to the aspirations of Melbourne but an integral part of the new metropolis."

CALLUM FRASER, ARCHITECT

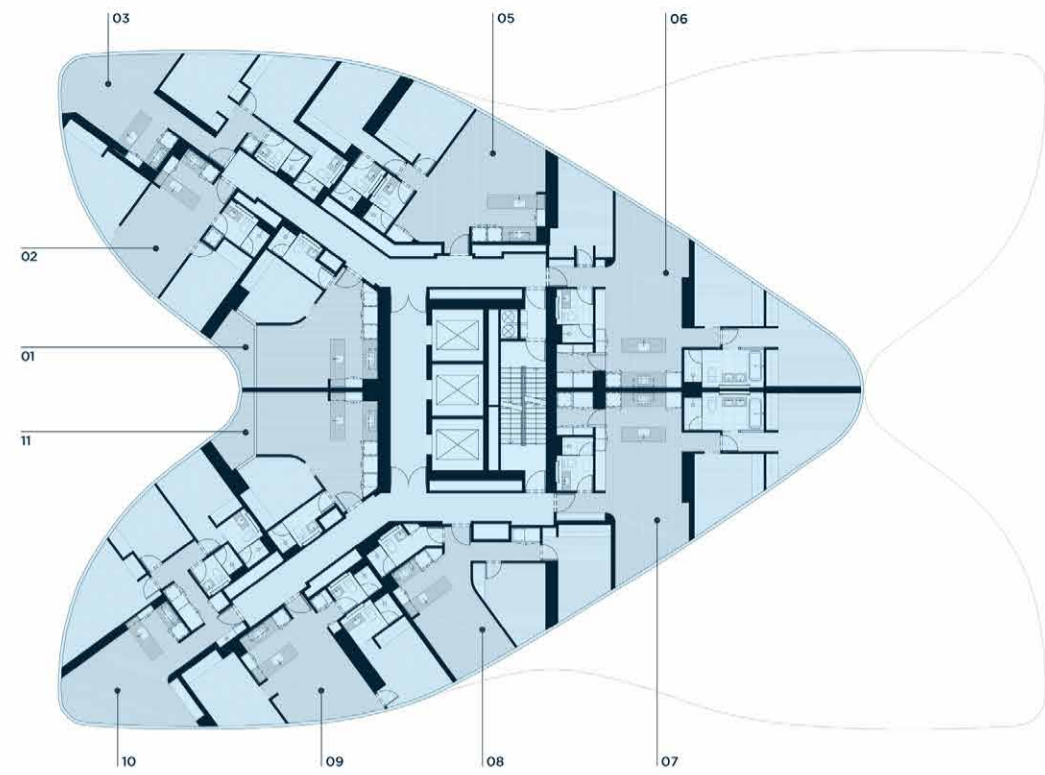
Callum Fraser

"The complex form is evolved through varied floorplates which telescope through steps from podium to crown."

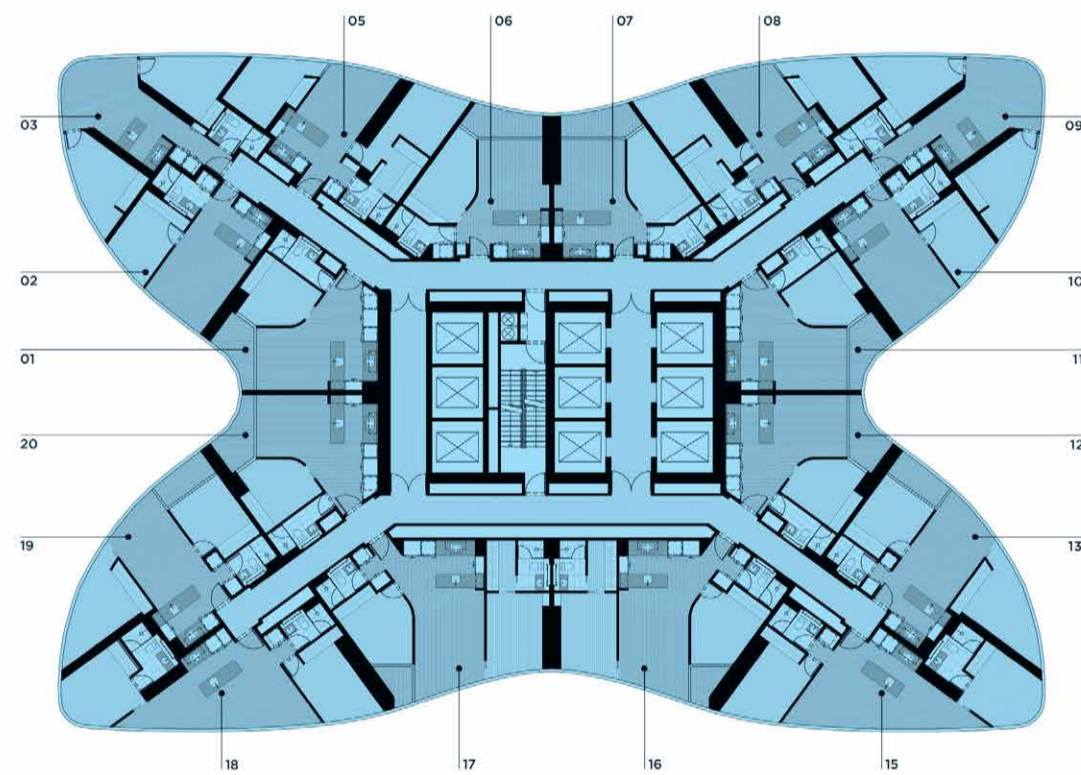


Artis's impression

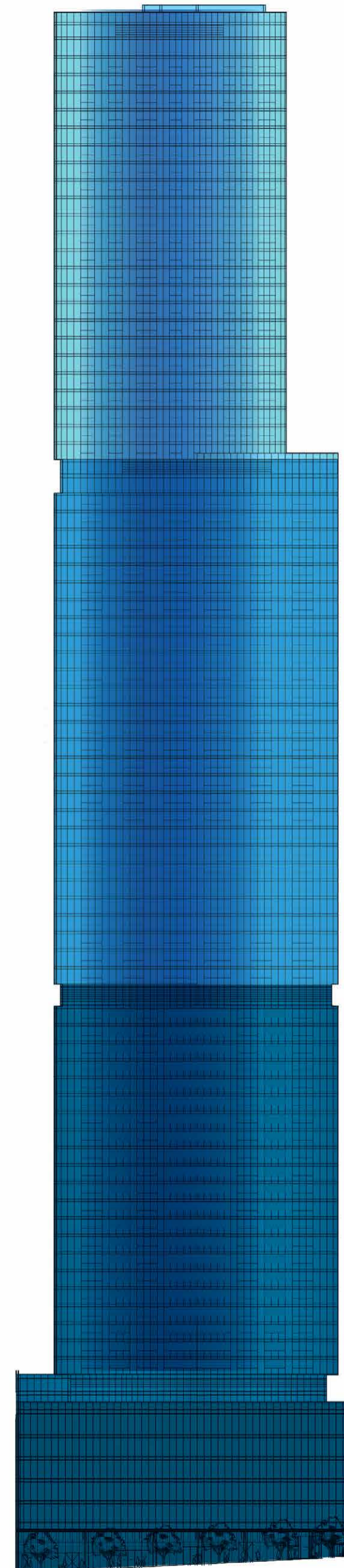
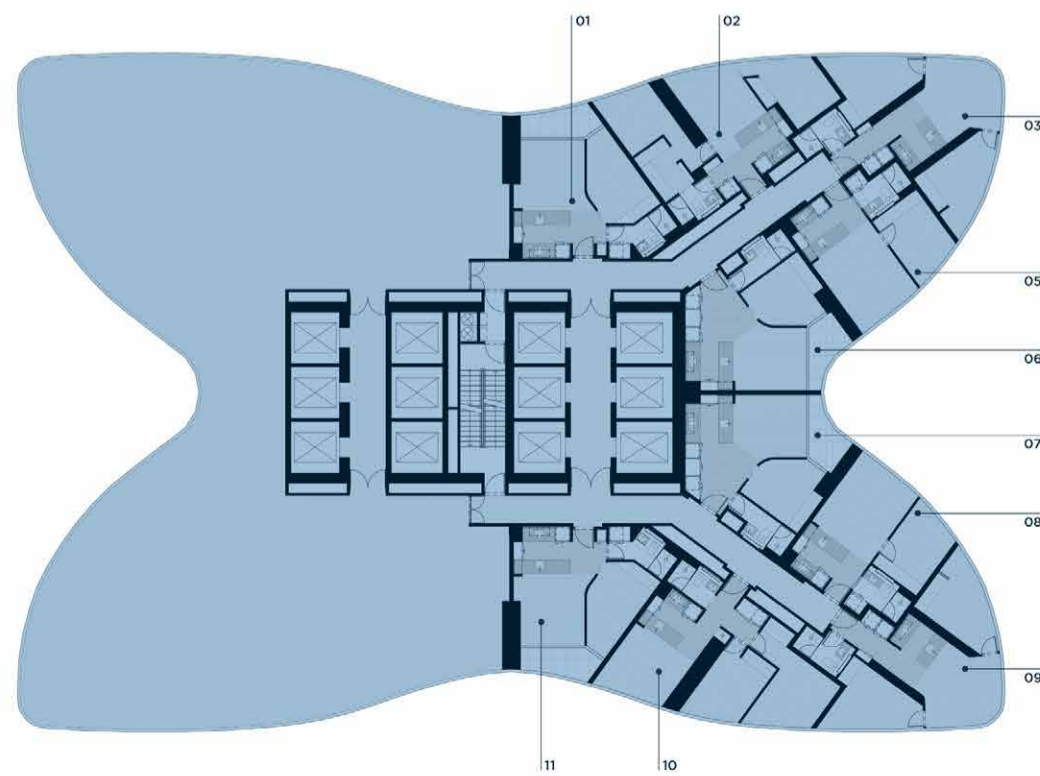
THE AUSTRALIS COLLECTION
LEVELS 67 - 91



THE CUMULUS COLLECTION
LEVELS 35 - 65



THE STRATUS COLLECTION
LEVELS 10 - 32



South elevation

AUSTRALIS CLUB
LEVEL 92

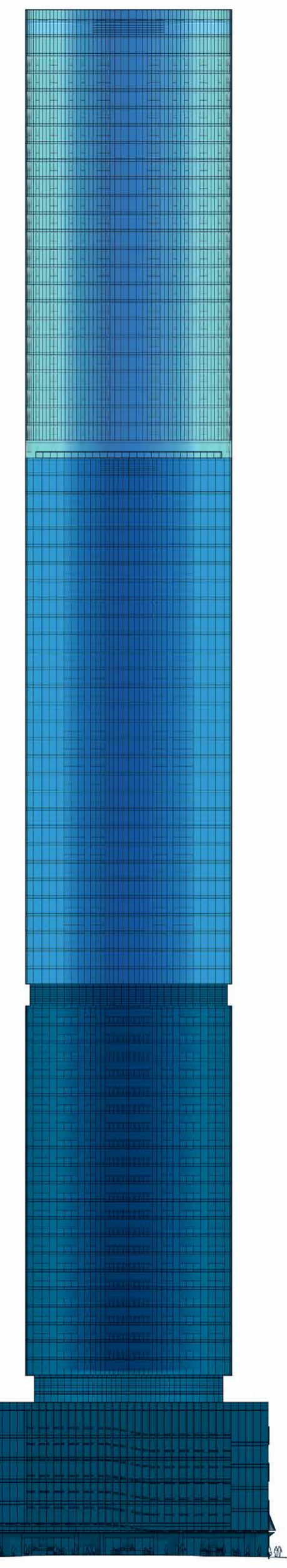
THE AUSTRALIS
COLLECTION
LEVELS 67 - 91

CUMULUS CLUB
LEVEL 66

THE CUMULUS
COLLECTION
LEVELS 35 - 65

THE STRATUS
COLLECTION
LEVELS 10 - 32

STRATUS CLUB
LEVEL 9



East elevation



The only residential development with direct connection to Melbourne Central Train Station.



THE RIGHT CONNECTIONS

Melbourne has been named the world's most liveable city for the fourth time. Aurora Melbourne Central provides unrivalled access to all that Melbourne offers. Its cosmopolitan cluster of food and beverage offerings, retail hub, street-level arcade and laneway activation reflect this vibrant city's determination to live well.

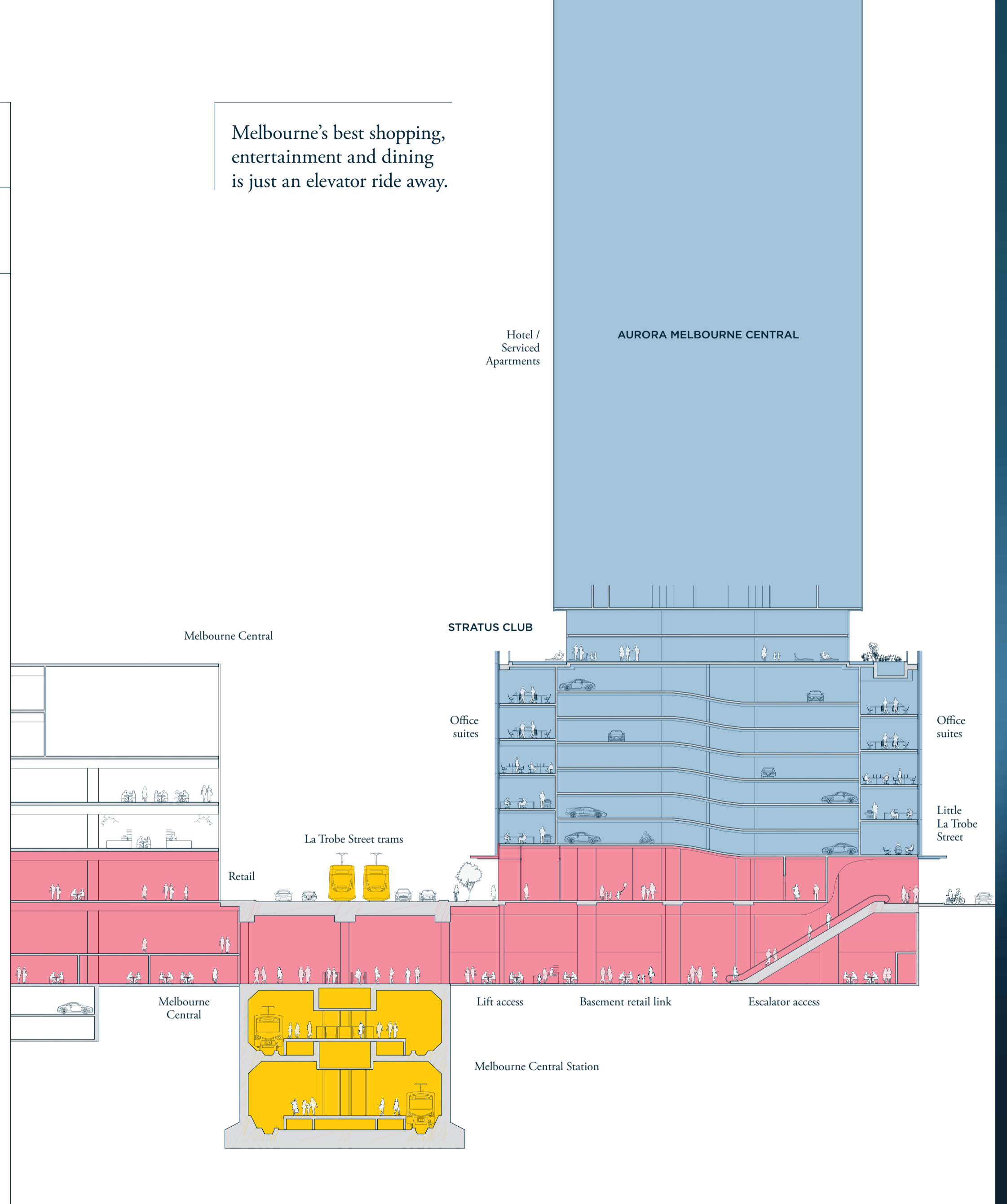
Escalators from the ground level of the development will provide direct access to a new, vibrant food and beverage retail precinct connecting directly through to Melbourne Central, the CBD's largest shopping centre, and from there to the new Emporium Shopping Centre, Myer, David Jones and the Bourke Street Mall. Specialty stores, supermarkets and services are on your doorstep.

This is the first and only residential development with direct underground connection to Melbourne's railway loop. The basement link to Melbourne Central Station connects to a network transporting you throughout the metropolitan area and beyond. Aurora Melbourne Central is just two stations away from Southern Cross Station, the transport hub for train and coach travel throughout Victoria and interstate, and the terminal for coaches to and from Melbourne Airport. Just around the corner less than 50m away is Swanston Street, Melbourne's transport spine. Swanston Street trams get you to Melbourne University in seven minutes or the National Gallery of Victoria in eight.

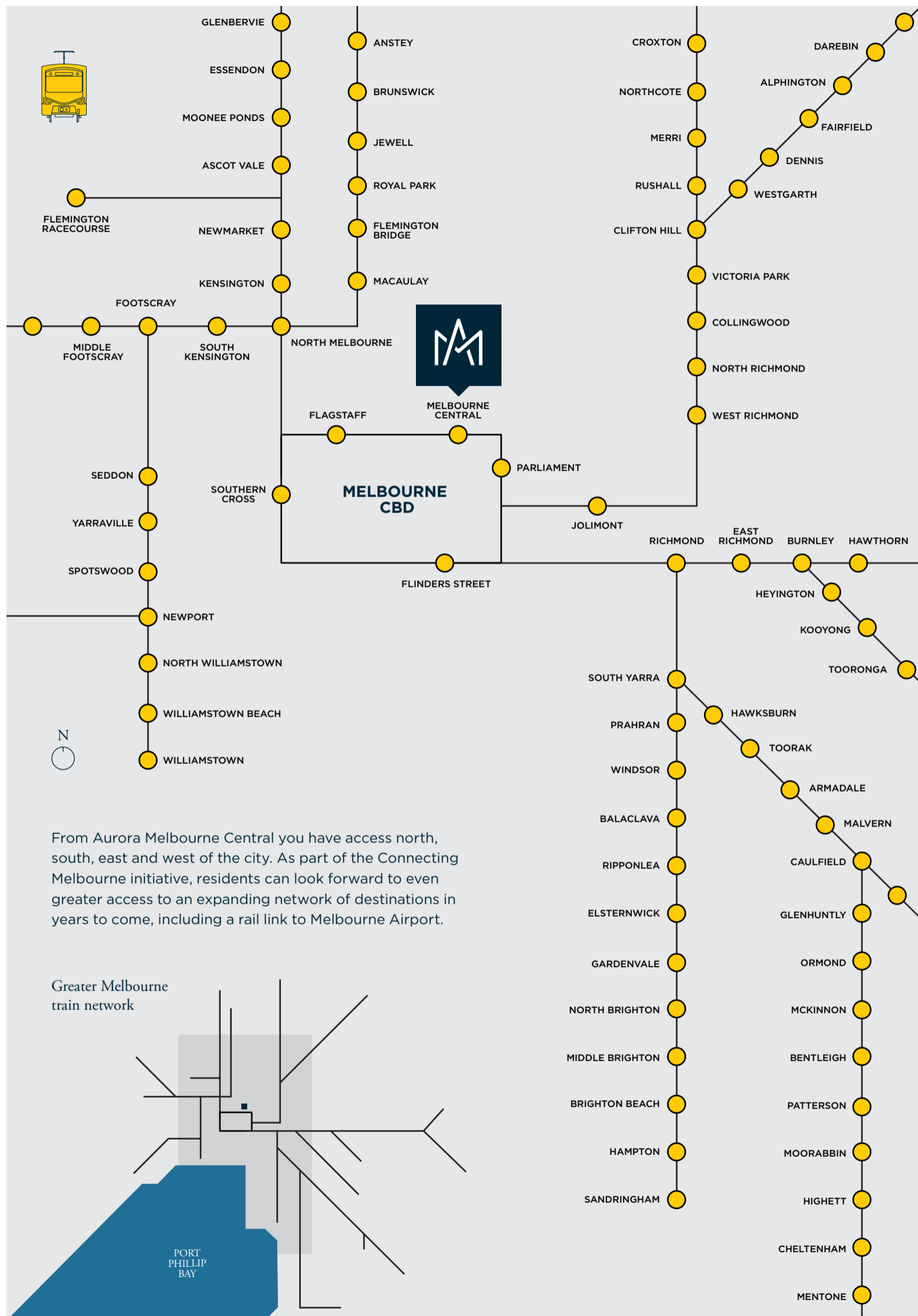
Melbourne Central Station



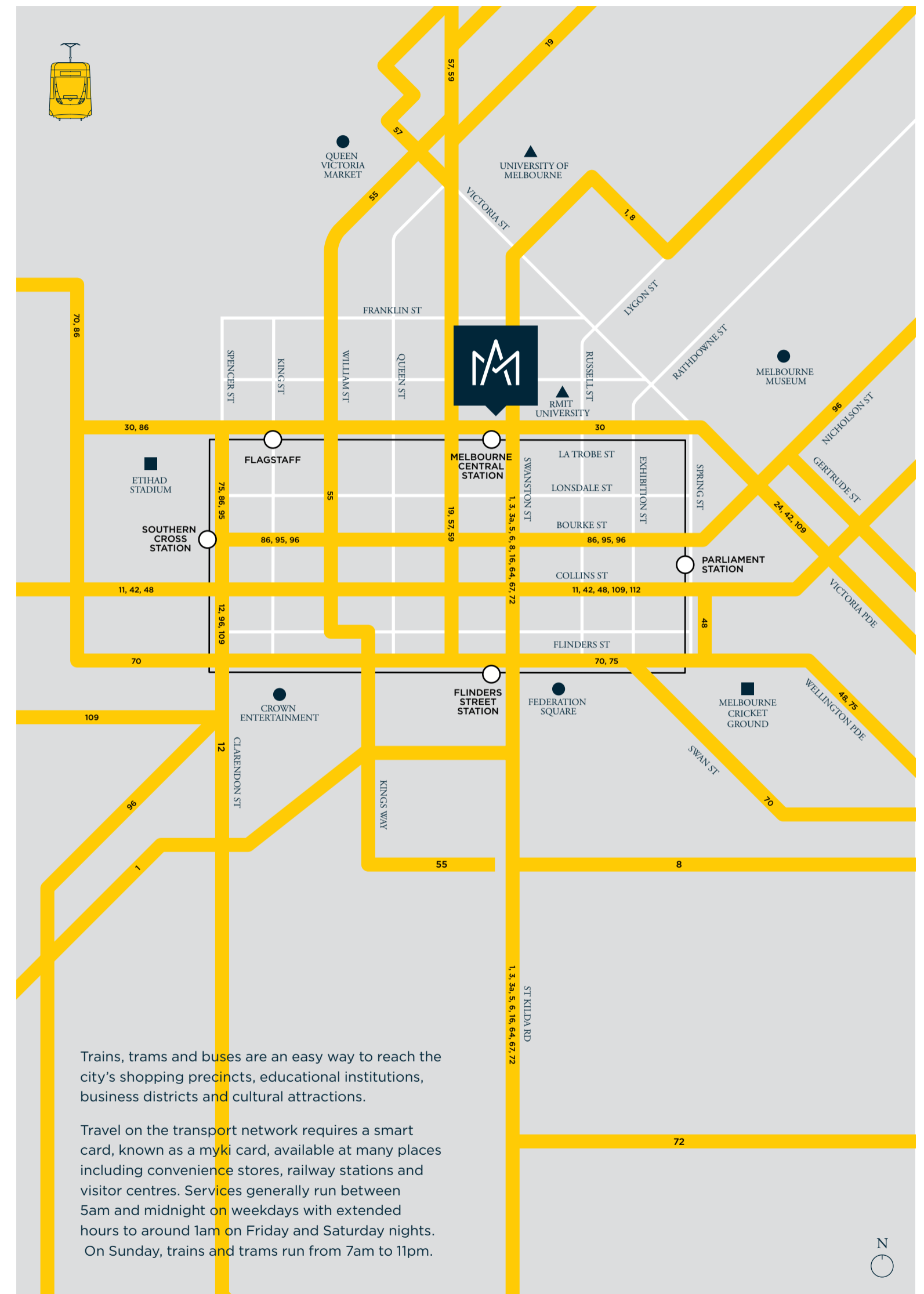
Melbourne's best shopping, entertainment and dining is just an elevator ride away.



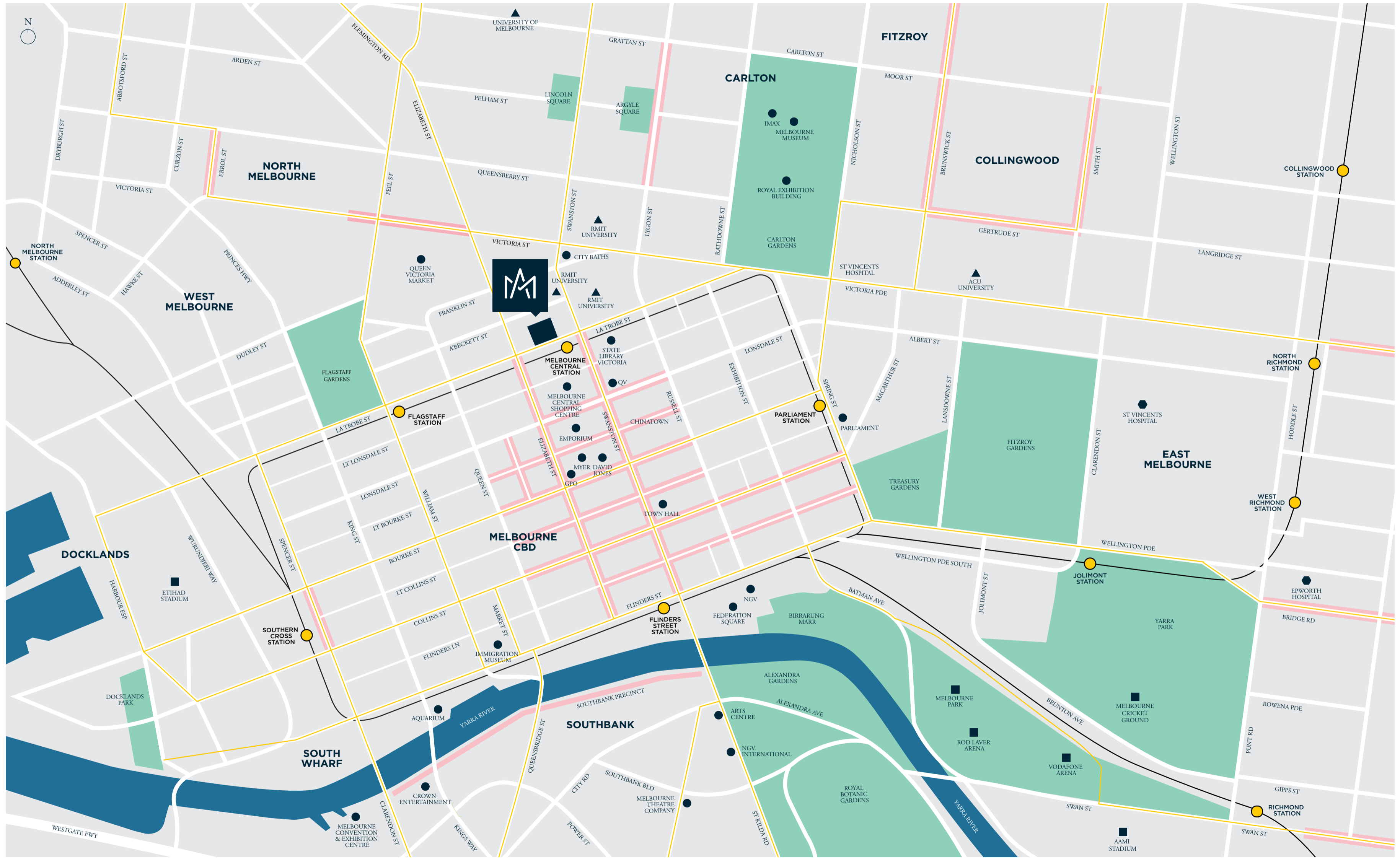
MELBOURNE'S TRAIN NETWORK



MELBOURNE'S TRAM NETWORK



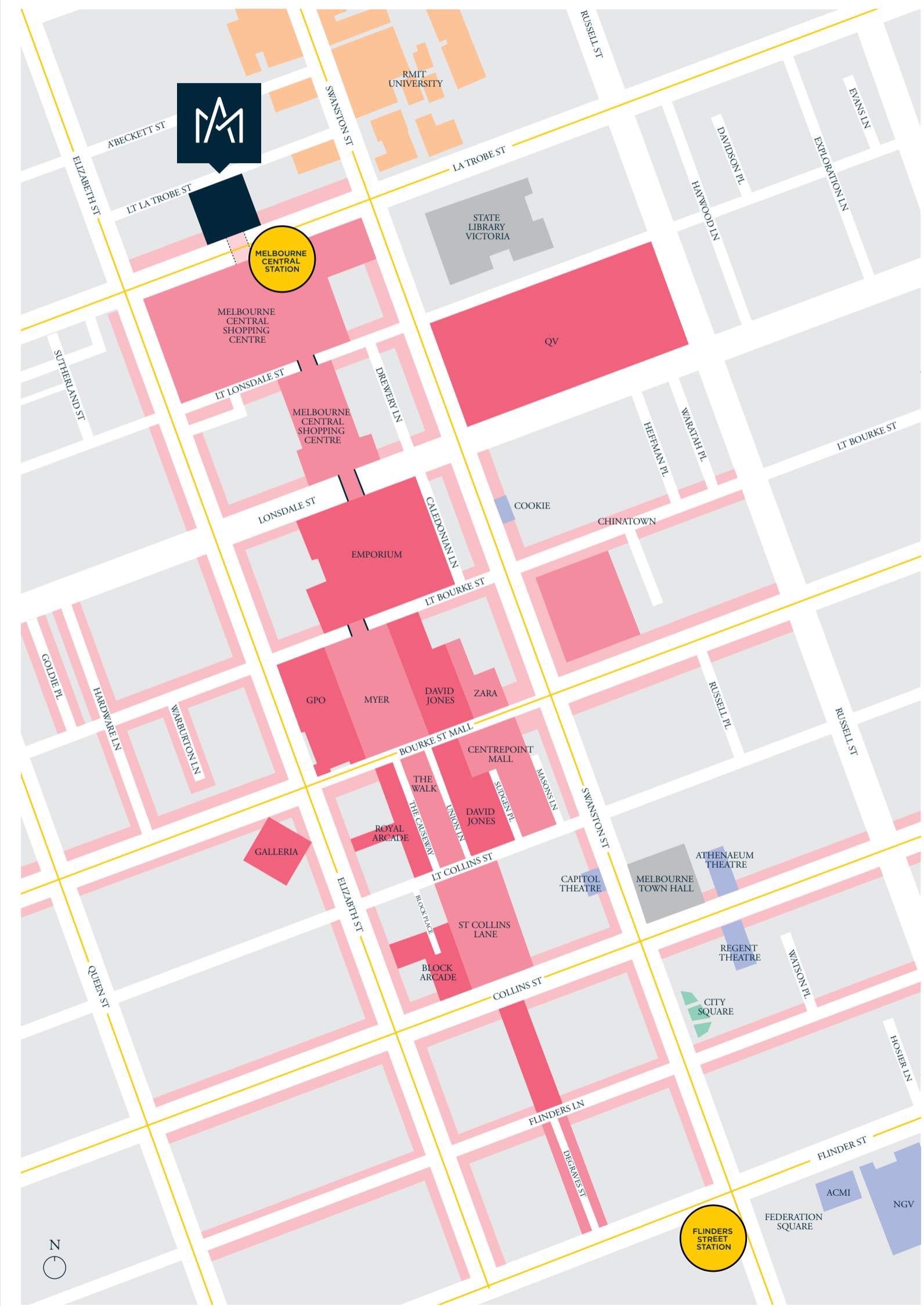
INNER MELBOURNE



- Entertainment & culture
- ▲ Education
- Sports venues
- Healthcare
- Train
- || Tram
- Retail
- Parks
- Waterways



MELBOURNE'S RETAIL HEART



Direct access



MELBOURNE CENTRAL RAILWAY STATION
La Trobe Street
1 minute walk - direct access



MELBOURNE CENTRAL SHOPPING CENTRE
Swanston Street
1 minute walk - direct access



TRAM SUPER STOP
Cnr of La Trobe & Elizabeth Street
1 minute walk - direct access



EMPORIUM
287 Lonsdale Street
3 minute walk - direct access

A walkable city



STATE LIBRARY OF VICTORIA
328 Swanston Street
2 minute walk



RMIT UNIVERSITY
124 Little La Trobe Street
2 minute walk



COOKIE EATING HOUSE & BAR
252 Swanston Street
5 minute walk



QV RETAIL PRECINCT
Cnr Lonsdale & Swanston Street
8 minute walk



BOURKE STREET MALL
Cnr Bourke & Elizabeth Street
8 minute walk



CHINATOWN PRECINCT
Little Bourke Street
10 minute walk



RATHDOWNE STREET CAFE STRIP
Rathdowne Street
10 minute walk



QUEEN VICTORIA MARKET
Cnr Victoria & Elizabeth Street
10 minute walk



FLAGSTAFF GARDENS
309-311 William Street
10 minute walk



ROYAL EXHIBITION BUILDING / CARLTON GARDENS
11 Nicholson Street, Carlton
10 minute walk
5 minutes by tram/train



HER MAJESTY'S THEATRE
219 Exhibition Street
12 minute walk
3 minutes by tram/train



MELBOURNE MUSEUM
11 Nicholson Street, Carlton
12 minute walk
5 minutes by tram/train



UNIVERSITY OF MELBOURNE
Tin Alley, Parkville
17 minute walk
8 minutes by tram/train



CROWN CASINO
8 Whiteman Street, Southbank
25 minute walk
11 minutes by tram/train



AAMI PARK
Olympic Boulevard
25 minute walk
5 minutes by tram/train



MELBOURNE CRICKET GROUND
Brunton Avenue, Richmond
25 minute walk
5 minutes by tram/train





Emporium

From vintage treasures to designer labels, there's a discovery around every corner and a reward at every turn.



QV



Emporium



Cookie rooftop bar

"I'd rather eat in
Melbourne than Paris."

Anthony Bourdain



LOVE LIFE, LOVE MELBOURNE

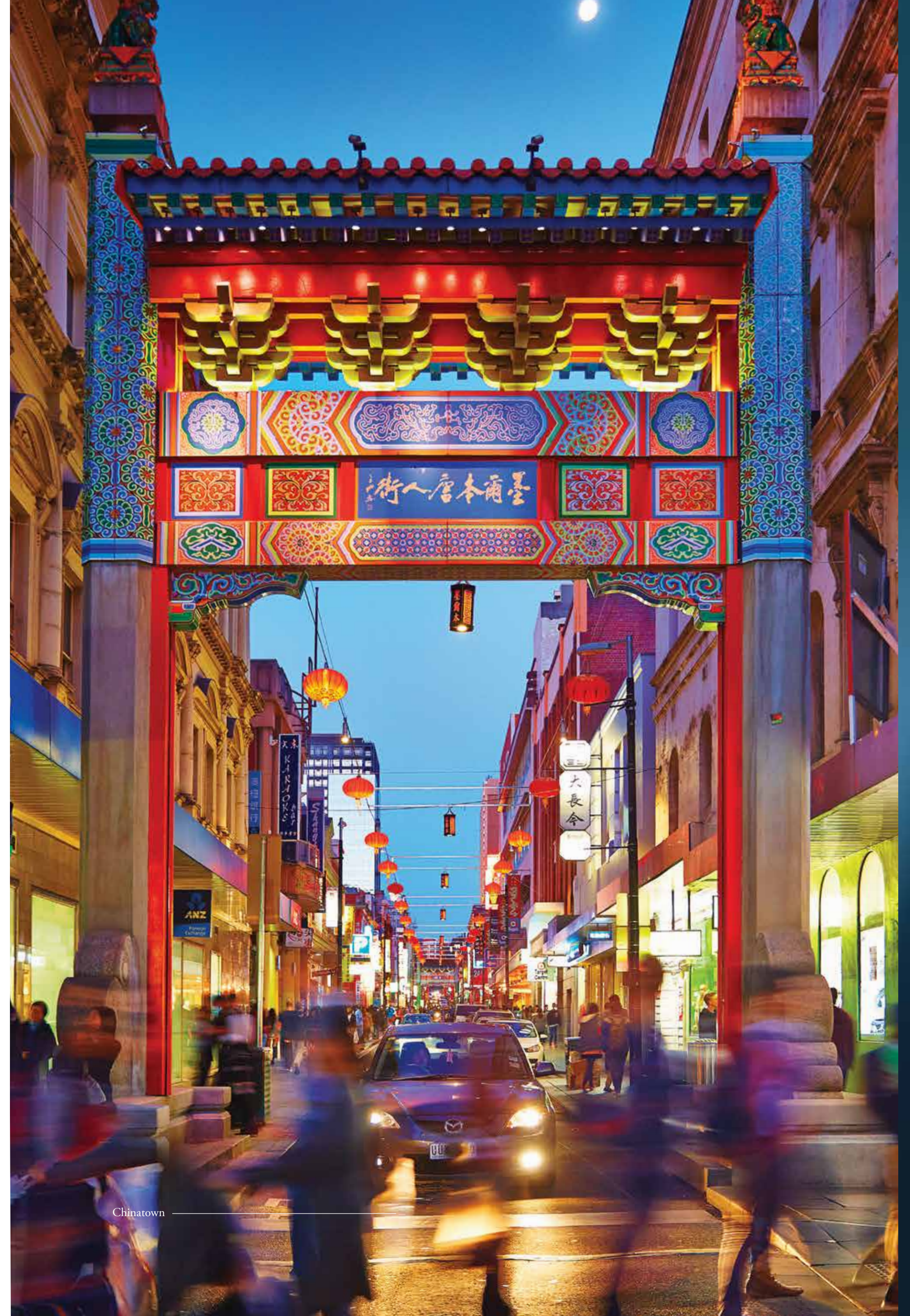
Cosmopolitan Melbourne tempts you with an unrivaled collection of the world's great cuisines. From Turkish to Thai, from Lebanese to Cantonese, from Spanish to Szechuan, from Greek to modern Australian fusion, the choices are endless.

Take in the view from roof-top bars, drink great coffee in Melbourne's little Italy on Lygon Street or grab brunch in the city's cool tucked-away laneways. Satisfy your soul with dumplings and noodles or enjoy haute cuisine at a bewildering array of fine restaurants. It's all part of Melbourne's eclectic charm.

Even grocery shopping is a rewarding experience, with the historic Queen Victoria Market just a ten-minute walk away from Aurora Melbourne Central. It's the southern hemisphere's largest market, with a world of fresh produce, local and imported gourmet foods, bric-a-brac, clothing and souvenirs.

Dating back to the gold rush days of the 1850s, Chinatown Melbourne is the longest continuous Chinese settlement in the western world.

Queen Victoria Market



Chinatown

Breathe deeply. The gardens of this great city are a powerful antidote to our busy, modern lifestyles.



A CITY OF FESTIVALS

Melbourne's exhilarating mix of art, theatre and music will enrich and inspire you. The National Gallery of Victoria's international collection numbers more than 70,000 and includes masterworks from Europe, Asia, Oceania and America. Not far away, the Australian Centre for Contemporary Art has an international reputation as one in a cluster of galleries around the world producing ambitious new artworks with living artists.

The magnificently quirky Federation Square, Melbourne's meeting place, combines galleries and performance spaces with an exciting mix of commissioned public artworks, installations and multimedia projects. Take your seat for music at the Arts Centre or the Recital Centre, contemporary drama at the Malthouse or Melbourne Theatre Company or a blockbuster musical at one of Melbourne's historic city theatres. There's circus and cabaret, concerts and comedy by international and local performers.

Melbourne Recital Centre comprises two of the finest acoustic spaces in the southern hemisphere, carefully crafted to present the best music the world has to offer.

Melbourne Recital Centre



It doesn't matter what type of cuisine you're craving, you'll find it in Melbourne.





EXPAND YOUR HORIZONS

Melbourne is as stimulating as it is diverse. It's Australia's sporting capital — home to prestigious international events like the Australian Tennis Open and the Formula 1 Grand Prix. And each November, Australia stops for one of the world's most renowned horse races, the Melbourne Cup.

But Melbourne values the intellectual as well as the physical. In recent years the city was named the UNESCO City of Literature. The Victorian State Library, just steps away from Aurora Melbourne Central, attracts academics and researchers from all over the country and the Melbourne Museum explores the natural environment, culture and history of Victoria.

This is a great place to study. Over recent years, Melbourne has consistently been named in the top five student cities in the QS (Quacquarelli Symonds) Top University rankings. Aurora Melbourne Central's location is ideally located for two of the city's most esteemed tertiary institutions; Melbourne University is within easy walking distance and RMIT is right next door.



RMIT University

Melbourne is a global centre for excellence in education, with ten world-leading universities.

University of Melbourne





A LUMINOUS PRESENCE

There is something magical about the way this monumental structure appears to sit so lightly on the earth. The secret lies in its glass 'skin'. Coated with a substance that reacts to light, its colour gently morphs from rosy hues into silver. Constantly changing as you view it from different angles, with the time of day and with the angle of the sun, its iridescence recalls the mystical beauty of the aurora itself.

At night, the surfaces will be galvanised by a system of dancing lights, enhancing their celestial quality while creating privacy for the residents within. This really is a building that celebrates its time and place like no other.

The architectural surface creates an ethereal effect that changes with the light.

Population growth within city centres has been the biggest single driver of retail centre renewal in CBDs.**



Artist's impression

THE RIGHT PLACE AT THE RIGHT TIME

The Melbourne Central Business District is an employment, education and tourism hub. More than 220,000 people work within the 'golden mile'. Each day, their numbers are swelled by the thousands who visit to shop, meet friends, eat, study or do business. Yet, to date, fewer than 22,000 people have been able to live here.* It's no wonder that the CBD is greater Melbourne's fastest growing residential

area, with the residential population almost doubling since 2005. Aurora Melbourne Central answers the growing demand for a lifestyle that seamlessly melds home, work and play. Here, everything you require is within walking distance, much of it without ever needing to hit the street. With a choice of apartment styles, it's a compelling story for urban dwellers.

*Census of Land Use and Employment 2012
Small Area Report: Melbourne CBD
**Property Council of Australia





A CITY WITHIN THE CITY

Aurora Melbourne Central will be a self-contained community, catering to your every need. From the basement cafés and restaurants and street-level retail arcade, strata offices and destination hotel/serviced apartment, you ascend to the private apartment levels and residents' clubs. Car parking is located within the podium, while separate cycle access, with 700 secure bicycle spaces and a changing and shower facility, is from Little La Trobe Street.

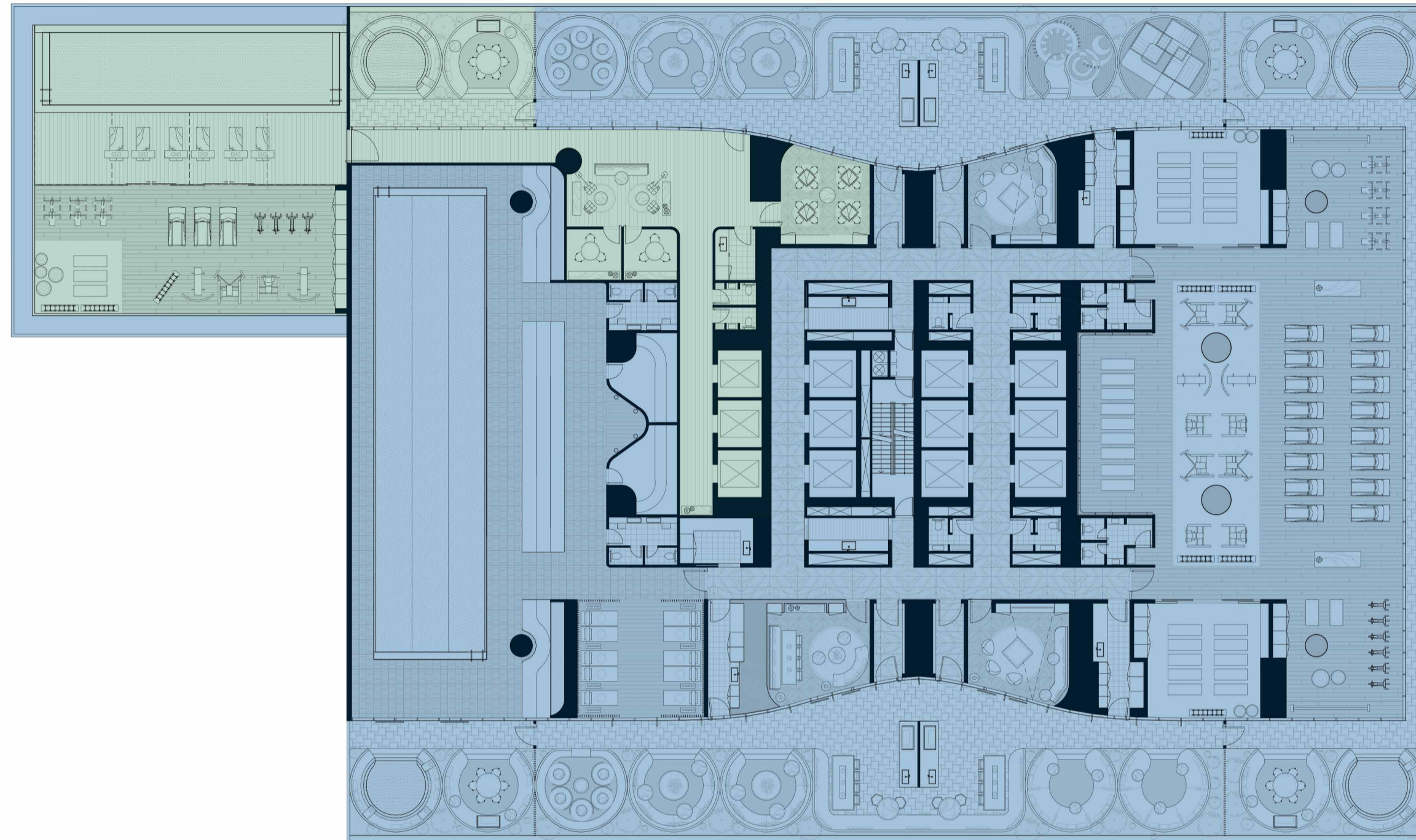
Shops and cafés in the public laneway and internal arcade add to Melbourne's rich street texture, while the basement level provides all-weather access to the train station entry. A connection at the lower ground level takes you to Melbourne Central, with its cinemas, fitness centre, shopping, bars and restaurants. From the ground level you can easily access the State Library lawns — a relaxing spot to take in the best of the weather.

Aurora Melbourne Central will have an Australian Green Star rating in excess of 4-star. There's natural ventilation to the podium car park, real-time display of common area energy and water use, and rainwater harvesting for building facilities.



STRATUS CLUB

For the Stratus, Cumulus & Australis Collections



Make a splash, share a laugh or catch some sun – it's all about a sense of well-being.

THE FINER THINGS OF LIFE

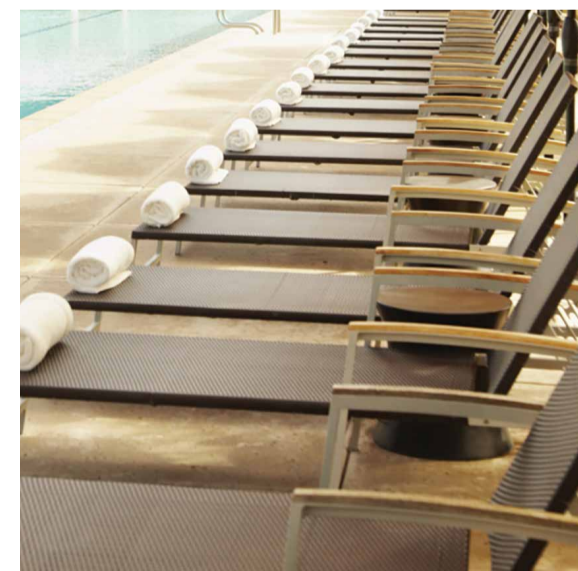
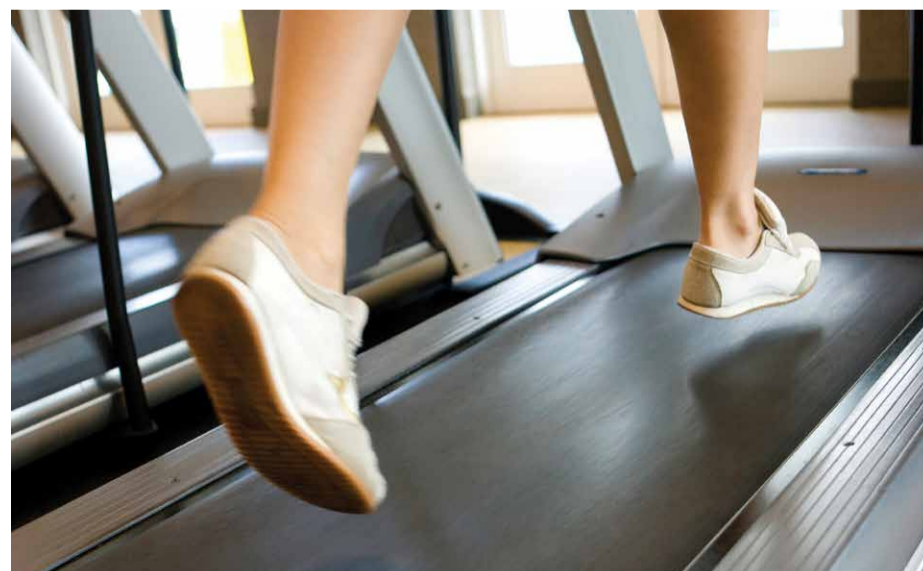
At Aurora Melbourne Central, you own more than an apartment. You're also gaining exclusive access to beautifully designed and generous community spaces, extending over three separate levels of this exceptional development.

Immediately below the residential apartments is the Stratus Club, with its private gardens, health spa and entertaining spaces. These are open to all Aurora Melbourne Central residents and their guests; separate facilities are provided for hotel/serviced apartment guests.

Socialise with friends in one of the outdoor garden 'rooms', complete with barbecue facilities. Commune with nature on the yoga deck, cruise through some laps in the pool, work out in the gym, or wind down in one of the superbly appointed lounges.



Gymnasium

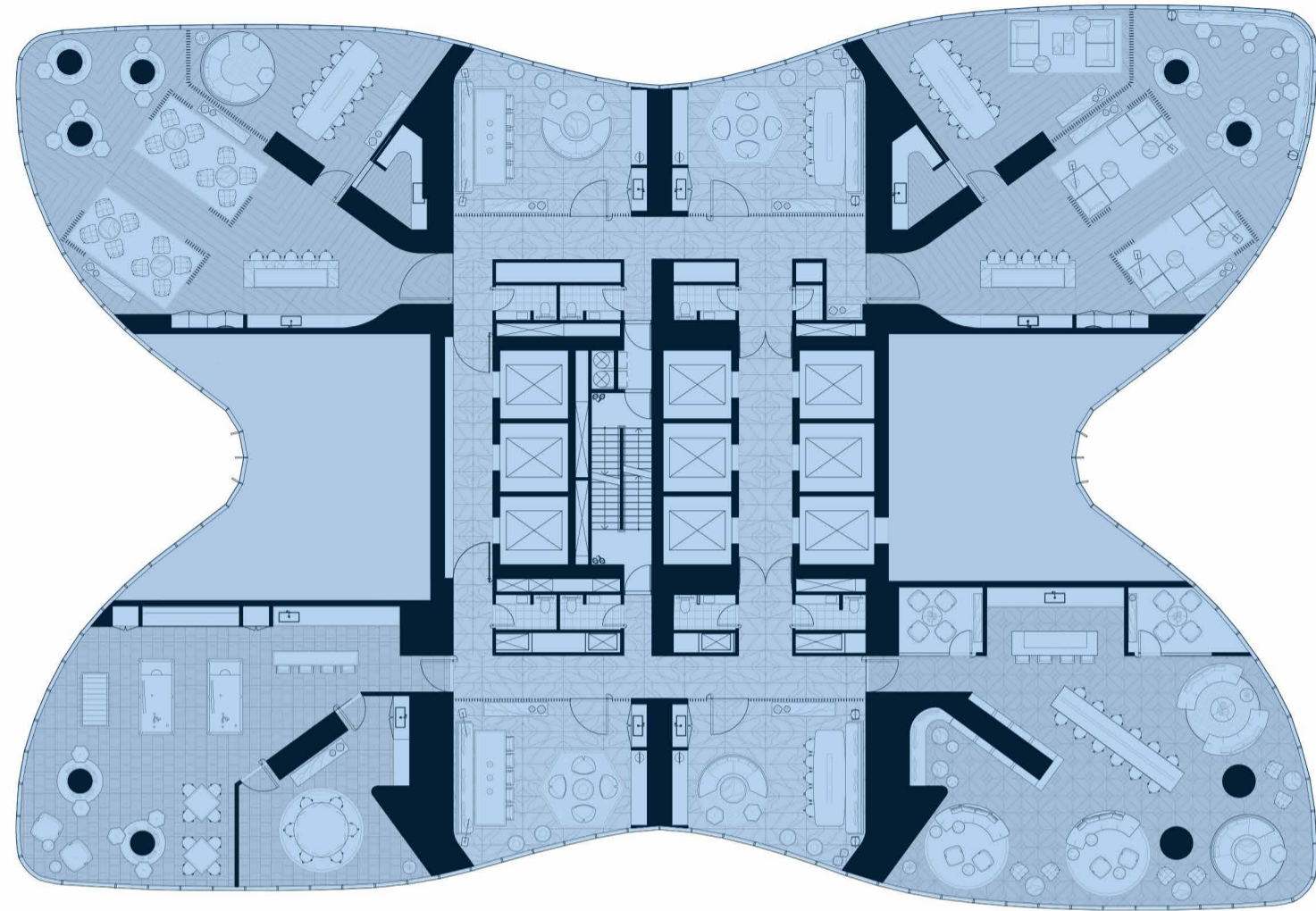


AMENITIES INCLUDE:

- 25m indoor lap pool
- Sauna
- Steam room
- Sundeck
- Plunge pool + jacuzzi
- Gymnasium
- Yoga zone
- Dance barre
- Private dining + lounge spaces with access to self-catering kitchens
- BBQ deck with outdoor seating
- Karaoke room
- Private cineplex
- Outdoor sculptural play area

THE CUMULUS CLUB

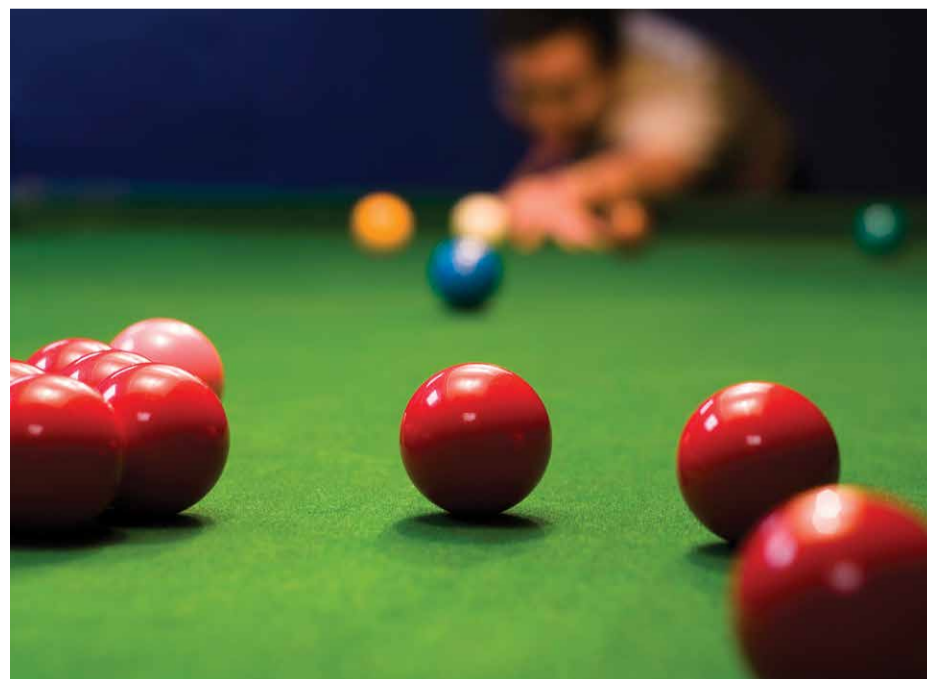
For the Cumulus & Australis Collections



FOR SPECIAL OCCASIONS – OR EVERY DAY

On Level 66 you'll find the Cumulus Club, available to residents of the Cumulus and Australis Collections. Four private dining rooms offer a prestigious setting for that special event. But don't wait for a big occasion to impress your friends with the spectacular views and sumptuous setting. Here you'll also find luxurious lounges with windows to the world, a games room for cards, mah-jong or billiards, a library, and a theatre lounge for residents and their guests.

Games room

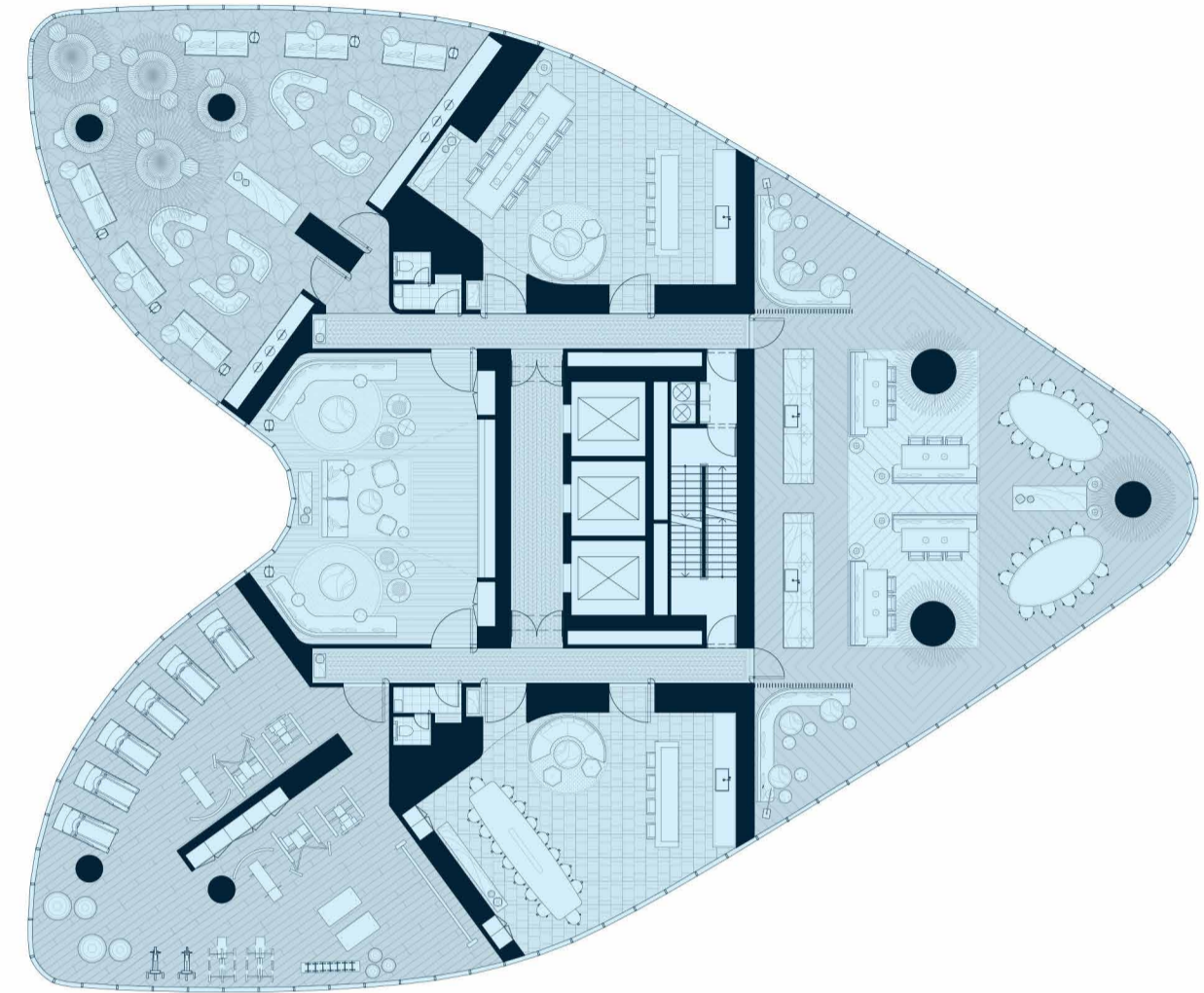


AMENITIES INCLUDE:

- Private dining rooms with access to self-catering kitchens
- Games room/cinema lounge + dining with self-catering kitchens
- Cigar room lounge + dining with self-catering kitchens
- Library lounge + dining with self-catering kitchens
- High Tea lounge + dining with self-catering kitchens

THE AUSTRALIS CLUB

For the Australis Collection



THE ULTIMATE LUXURY

Residents of the Australis Collection will also have exclusive access to the penthouse-level Australis Club, providing the opulent surroundings of a 5-star entertainment suite and executive lounges. Here you can hold your cocktail party or events function, with space for up to 60 guests. And, of course, the views are guaranteed to impress. Book with Aurora's 24-hour concierge.

AMENITIES INCLUDE:

- Executive gym
- Private lounge/dining with kitchen
- Private cinema + karaoke room
- Formal lounge/dining event space with bar + self-catering kitchen
- Sky viewing lounge

Private lounge



The 'dawn' palette,
with 'rose gold'
accent as feature.



Artist's impression

WAKE UP TO THE PERFECT DAWN

The Stratus and Cumulus Collections are superb collections of one and two-bedroom apartments. Each glamorous apartment is generous in size and styled to impress. Residents can enjoy expansive private balconies and enclosed terraces, generous ceiling heights, floor to ceiling glazing, full height doors and joinery, integrated storage and natural materials, German kitchen appliances and Italian veneer to kitchen cabinets.

Sustainability is built into the fabric of Aurora Melbourne Central. The high-performance insulated glazing system works for both climate and noise control. Direct, generous daylight and natural ventilation to all main rooms reduce energy use while delivering a healthy and comfortable living environment creating the ideal environment from which to enjoy sweeping viewlines of the city.

Choose between the 'dawn'
or 'twilight' finishes palette
to customise your residence.

The 'twilight' palette,
with 'champagne'
accent as feature.



Artist's impression

MOVE UP IN THE WORLD

The Stratus and Cumulus Collections will offer wide views and superb living spaces. Sophisticated kitchens feature reconstituted or natural stone benchtops, elegant joinery and Miele appliances. You'll appreciate considerable storage, custom-made bathroom vanities and display shelving in the kitchen. Express your style with a choice of two colour palettes or upgrade to premium finishes.

A unique feature of many apartments is the cleverly-designed winter gardens. Borrowing from the European concept of the loggia, these are semi-enclosed spaces that connect living areas to the outdoors. At higher levels, a winter-garden provides a gentler way of interacting with the elements, moderating breezes, heat and sunshine. Glass doors also provide a seamless transition between indoors and out.

See yourself in
an outstanding
contemporary setting.

The 'twilight' palette
for the Australis
Collection.



Artist's impression

REACHING FOR THE SKY

The Australis Collection of apartments truly represents the pinnacle of city living. This is your haven — a beautifully equipped and impeccably finished retreat, where gently curving exterior walls seduce you towards awe-inspiring views. Full-height windows bathe living and bedroom areas with natural light. Clever technology allows windows to open to provide natural ventilation, yet close automatically in response to winds.

The one, two and three-bedroom apartments in the Australis Collection enjoy premium level finishes, with two stunning colour palettes to choose from. Metallic inlays and trim, along with natural stone splashbacks and bathrooms add that extra touch of luxury. Residents also have exclusive access to the Australis Club on Level 92, a world apart where you can entertain friends or simply retreat to your own corner of the sky.

Find perfect peace in
the heart of the city.





Artist's impression

A DEVELOPER WITH INTERNATIONAL EXPERTISE

UEM Sunrise Berhad ("UEM Sunrise" or "the Company") is a public-listed company and one of Malaysia's leading property developers.

UEM Sunrise has core competencies in macro township development, high-rise residential, commercial, retail and integrated developments, as well as property management and project and construction services.

The Company is currently undertaking the development of Nusajaya, one of the five flagship zones and key driver of Iskandar Malaysia into a regional city like no other. Upon completion, Nusajaya will become the largest fully integrated urban development in Southeast Asia that will provide significant investment, financial and business opportunities to the economic growth and development of the region.

In the Central Region, UEM Sunrise is responsible for numerous residential, commercial and integrated developments largely within Kuala Lumpur's affluent Mont'Kiara enclave; Kuala Lumpur City Centre; Shah Alam, Selangor and Seremban, Negeri Sembilan. The Company is also the owner and developer of an urban development in Cyberjaya known as Symphony Hills, an exclusive residential development and the country's first Connected Intelligent Community ("CIC") offering smart-home features and community connectivity through high-speed broadband.

UEM Sunrise's presence extends into Singapore via Marina One and DUO mixed-use developments as well as in Melbourne, Australia. Outside of Asia Pacific, the Company has expanded into Vancouver, Canada through Quintet mixed-use development, and retains a land bank in Durban, South Africa.

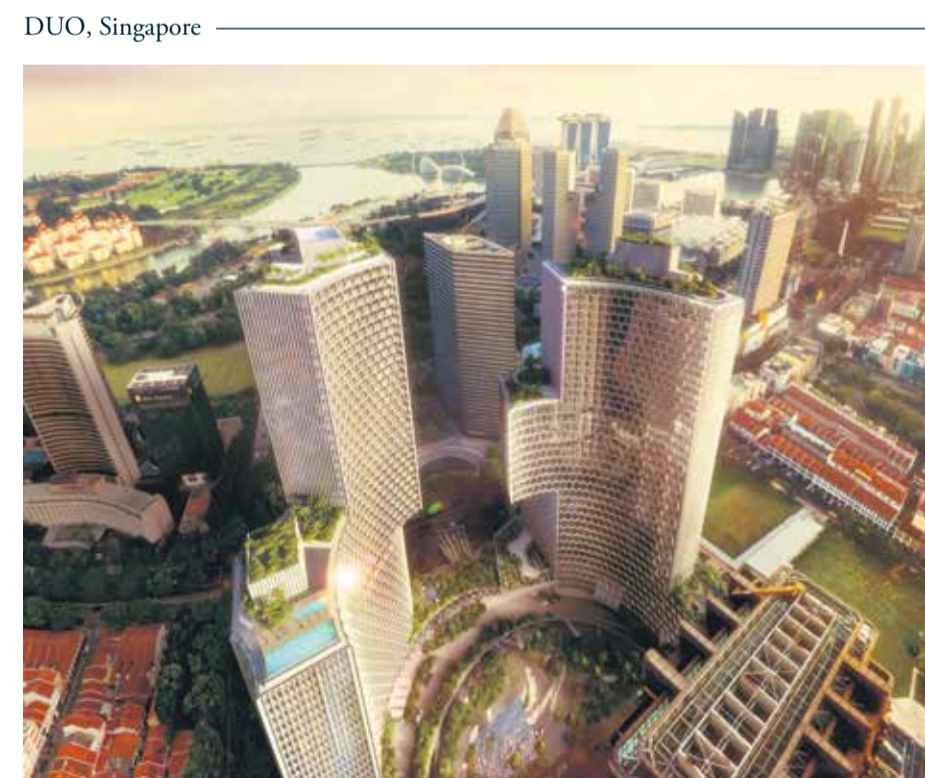
UEM Sunrise is the flagship company for township and property development businesses of UEM Group Berhad ("UEM Group") and Khazanah Nasional Berhad ("Khazanah"). UEM Group is wholly-owned by Khazanah, an investment holding company of the Government of Malaysia.



Teega Puteri Harbour, Malaysia



Quintet, Canada



DUO, Singapore



Arcoris Mont'Kiara, Malaysia

EXPERIENCE AND COMMITMENT

ELENBERG FRASER



Elenberg Fraser is an integrated design practice operating across the Asia-Pacific region with hubs in Melbourne, Sydney, Hanoi, Jakarta and the Philippines. Its award-winning architects conceive buildings that are design and market driven.

Elenberg Fraser works across diverse typologies – from multi-residential buildings to hospitality spaces, hotels and commercial offices. The practice is known for creating projects that are both original in design and economically viable. Each project represents a unique response to maximising space and complementing the environment.

The Colliers International Melbourne Project Marketing team are market leaders, specialising in the development and implementation of sales and marketing campaigns for large scale residential development projects.

Over the last 24 months, Colliers International has sold over \$5 billion of Melbourne property. The Colliers team prides itself on having an exceptional understanding of market drivers and has assisted UEM Sunrise Berhad working with the greater project team to create Aurora Melbourne Central.

PDSGROUP

PDS Group provides high quality, high-performance, cost-effective and innovative project and development solutions. The group has a breadth of project experience covering all sectors of the property industry with particular strength in medium to high density residential, commercial office, industrial, office fit-out, subdivision, lifestyle and government.

PDS Group's client base includes a number of listed corporations, government, private developers and corporations and off-shore Asian based developers. Their client focus delivers higher profitability, improved programming efficiency and long lasting business relationships built on respect and understanding.

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