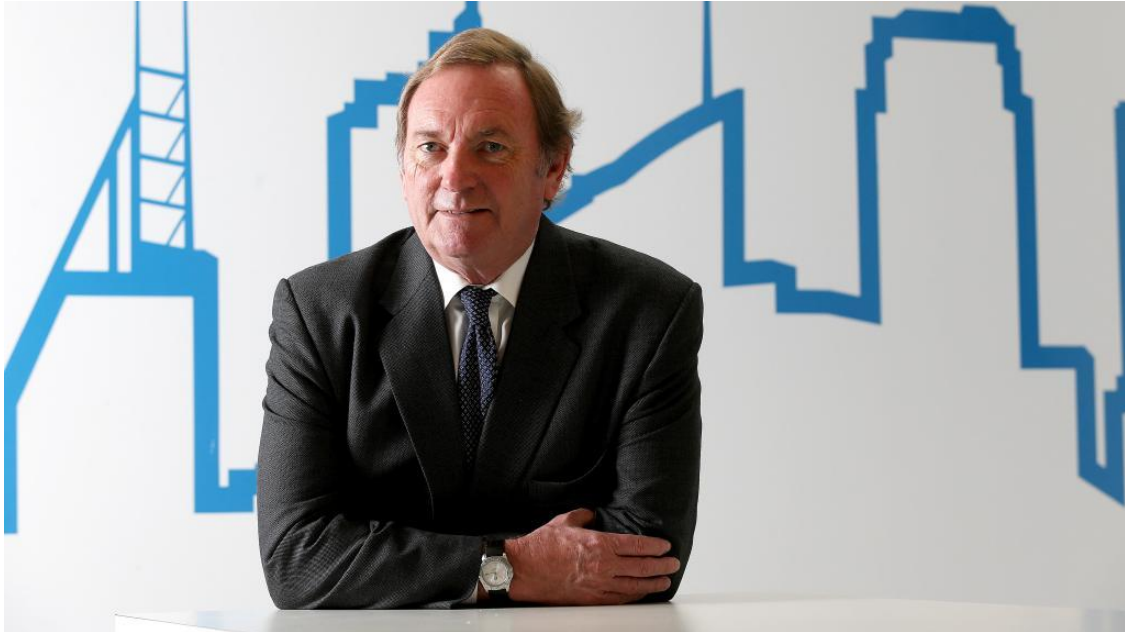


Folkestone backs development at Sydney Olympic Park

Ben Wilmont

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Greg Paramor, chief executive of Folkestone. Picture: James Croucher.

Sydney property group Folkestone has racked up another win, yesterday announcing it is backing the development of a complex at Sydney Olympic Park.

The Greg Paramor-led Folkestone this week flagged it would nearly double its normalised net profit this year, partly as it undertook more funds management.

Now the company's funds management arm has unveiled the Folkestone SOP Opportunity Fund has entered into an agreement to acquire 11 Murray Rose Avenue at the Sydney park.

The six-level office building, being built by developer FDC, will comprise 5810sqm on five levels of office space and ground floor retail, with basement car parking.

Practical completion is expected in February.

Folkestone has received commitments from wealthy investors and family offices to invest in the fund for \$24.7 million.

The fund has entered into an assignment agreement in which the vendor, a unit of FDC, will buy the interest in the "to-be-created" asset and is "to be granted" a 99-year lease of the land.

FDC will continue to develop the building on behalf of the fund for a fixed payment on practical completion.

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The deal is subject to Sydney Olympic Park Authority consent.

Another Folkestone fund bought 7 Murray Rose Avenue in 2012 and Sydney Olympic Park was now a centre for business, sport, entertainment, tourism and residential use, Mr Paramor said.

The group's Folkestone Maxim on Wednesday was awarded an A-REIT Securities mandate by multi-manager Alpha Fund Managers, worth about \$20m